



**2015-2019 Five-Year Consolidated Plan  
and  
2015 Action Plan**

**City of Rochester, Minnesota**

Approved: March 18, 2015

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## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

The Consolidated Plan for the City of Rochester, Minnesota has been completed in response to requirements set forth by the Department of Housing and Urban Development (HUD). The plan consolidates into a single document the previously separate planning application requirements for the Community Development Block Grant (CDBG), Emergency Shelter Grants (ESG), the HOME Investment Partnerships program and Housing Opportunities for People with AIDS (HOPWA) funding, and the Comprehensive Housing and Affordability Strategy (CHAS). The City of Rochester only receives funding from the CDBG program and that is what this Consolidated Plan, which is required to be prepared every five years, addresses for the City of Rochester.

The purpose of the Consolidated Plan is:

- To identify the city's housing and community development needs, priorities, goals and strategies; and
- to stipulate how funds will be allocated to area housing and community development nonprofit organizations and governmental units.

This plan covers the time period of years 2015 through 2019. The 2014-2019 Consolidated Plan updates the city's previous five-year plan issued in 2010. The document, developed in accordance with Sections 91.200 through 91.230 of HUD's Consolidated Plan regulations, lays out how the City intends to spend its HUD entitlement funds in the areas of housing and community development.

The Consolidated Plan consists of many sections covering housing and community needs and needs of the homeless and special needs populations. The Plan also includes a strategic plan, which outlines how the City of Rochester acknowledges the needs identified. The Action Plan submitted under separate cover, will be one of five annual plans that outline how federal Community Development Block Grant dollars will be allocated each year during the course of this five-year Consolidated Plan period.

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Estimated Housing Needs	Five Year Goals
Acquisition of existing rental units	0
Production of new rental units	0
Rehabilitation of existing rental units	3
Rental Assistance	0
Acquisition of existing owner units	0
Production of new owner units	0
Rehabilitation of existing owner units	80
Homeownership Assistance	0
Rehabilitation Special Needs Housing	5
Rehabilitation Homeless Shelters	3
Public Facilities	10
Neighborhood Facilities	1
(City Park & Recreation)	
Planning -	2 projects

The objective of performance is to provide safe, decent and affordable housing by preserving the existing housing stock and developing opportunities for the addition of new affordable rental and homeownership units. This will assist in revitalizing residential neighborhoods of desirable quality and stability, by representing Rochester's citizens in terms of race, income group and household type.

### **3. Evaluation of past performance**

During the past four years, the City of Rochester has met their goals by utilizing CDBG funds for 142 projects addressing housing needs (rental, homeless, owner occupied, special needs), 12 projects improving public facilities and assisting 10,670 persons with public service grants.

Objectives and Outcomes identified in the Plan include:

- Affordable Housing, 166 housing units
  - Owner Occupied Rehabilitation - 87 owner housing units (City Home Rehab, First Homes, SEMCIL & Habitat for Humanity)
  - Rehabilitation of Rental Units - 69 rental units (Accessible Space, Rochester A Better Chance, Olmsted County HRA)
  - Emergency Shelter for Homeless - 3 units emergency shelter (Women's Shelter)
  - Special Needs Housing - 7 units special needs housing
  - Affordable Housing
- Public Services - 10,088
  - Youth Programs - 3,896 youth (Boys & Girls Club, Camp Olson YMCA, Rochester Area Family Y, United Way)
  - Child Care Programs 66 youth (Aldrich Nursery School)
  - Senior Services - 6,856 persons (Senior Citizen Center, Family Services of Rochester)
  - Handicapped Services - 25 persons (PossAbilities of SE Minnesota)
  - General - 45 households (Legal Services and Median & Conflict Services)
- Public Facilities 14

#### 4. Summary of citizen participation process and consultation process

Citizen input is important to solicit throughout the development of the Consolidated Plan. As such, the City of Rochester adopted a Citizen's Participation Plan in 1990 and was updated in April, 2006. The adopted Citizen Participation Plan includes information on the CDBG program, offers technical assistance, allows for the public to assess all aspects of the performance of the CDBG program, process for grievances/complaints, application for funding process, and public hearing processes, including utilizing bi-lingual staff if needed.

The City of Rochester conducts public hearings to obtain citizen views, respond to questions, development needs and review of proposed activities prior to determining final appropriations. Copies of the proposed use of funds will be available at City Hall, the Rochester-Olmsted Planning Department and the city's website.

For purpose of the 2015-2019 Five Year Consolidated Plan for the City of Rochester, a Consolidated Plan Public Meeting was conducted on September 10, 2014. A notice of the meeting was published in the local newspaper on September 1, 2014; **no one attended the meeting**. The meeting was intended to provide an opportunity for citizens, social service agencies, homeless and housing providers, health professionals advocates, and local governments to provide input on the most pressing housing and community development needs in the area.

#### 5. Summary of public comments

Public meeting held on September 10, 2014. No one attended.

**September 15, 2014.** Representatives from agencies requesting 2015 CDBG funding presented their program and requests to City Council.

The following presented:

Aldrich Memorial Nursery School Kevin Ewing Hiawatha Homes Teresa Thompson

Boys & Girls Club Jodi Millerbernd First Homes Shirley Lee Steve Borchardt

Camp Olson YMCA Rich Smith Women's Shelter Suzie Christensen

Rochester Area Family Y Crystal Sobotta Ability Building Center Kreg Kauffman Larry Erickson

United Way Deneene Graham Rochester Senior Center: Sally Gallagher  
Mark Ostrum  
Randy Chapman



**October 6, 2014 Public Hearing:** No one came forward/no comments.

Notice for 30 day comment public review published in the Rochester Post Bulletin on October 9, 2014.  
Comments:

**6. Summary of comments or views not accepted and the reasons for not accepting them**

NA - no comments received.

**7. Summary**

The City of Rochester 2015-2019 Consolidated Plan summarizes the objectives and outcomes identified by citizens, public service providers, city council and city staff. Notice for 30 day comment public review published in the Rochester Post Bulletin on October 9, 2014.

**Complete after public comment.**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		City of Rochester, MN

**Table 1 – Responsible Agencies**

#### **Narrative**

The City of Rochester does not have staff specifically assigned to administer the CDBG program. The CDBG program is administered by the Rochester-Olmsted Planning Department through the Cooperation Agreement executed between the City of Rochester and the Rochester-Olmsted Planning Department (Olmsted County). The agreement was executed in 1991.

#### **Consolidated Plan Public Contact Information**

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## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The City of Rochester conducted a public meeting on September 10, 2014. A notice was placed in the local newspaper inviting interested parties the opportunity to voice their opinions regarding the City's housing and development needs. No one attended this public meeting. The draft copy of the 2015-2019 Consolidated Plan was available to the public for comment for a 30 day period beginning October 9, 2014 until November 7, 2014.

In addition the surveys conducted by the City of Rochester for it's 2015-2019 Consolidated Plan, information/data that was included from the November, 2014 release of the Comprehensive Housing Needs Assessment for Olmsted County, Minnesota completed by the Maxfield Research, Inc. was accessed and used in City's 2015-2019 Consolidated Plan. The Maxfield Research, Inc. engaged with Olmsted County Community Services (in coordination with the Mayo Clinic, Rochester Area Foundation and City of Rochester) to conduct a Comprehensive Housing Needs Assessment for Olmsted County. The primary research included interviews with rental property managers and owners, developers, business leaders, the local CoC regarding homeless data (Rochester is part of the SE MN Regional Continuum of Care (CoC) Network City staff and others involved in the housing market in Olmsted County.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City of Rochester participated in the Comprehensive Housing Needs Assessment for Olmsted County, Minnesota, conducted by Maxfield Research, Inc. The Rochester Area Foundation, Mayo Clinic, City of Rochester and Olmsted County engaged towards the completion of the study. The study provides results of the Shelter Survey completed by the MN Department of Children, Families and Learning, conducted two times a year.

The City of Rochester works with a number of public and private agencies that address the needs of low-moderate income persons, including but not limited to, affordable housing issues, coordinated housing assistance and services of homeless persons. The City supports these agencies by providing CDBG funding opportunities, if requested by the agency.

The City also supports numerous agencies by providing funding from the city's contingency budget. Such agencies include: Rochester Senior Center, RNeighbors, Diversity Council, Youth Commission, SE MN Initiative Fund and Human Rights Commission. The City will also support these local agencies with CDBG funding opportunities, if requested by the agency.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

The City of Rochester does not directly provide programs that address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and unaccompanied youth) and persons at risk of homeless. The Continuum of Care for Rochester is provided through Three Rivers These programs are delivered by private non-profit agencies such as: Rochester Area Family Y, Olmsted County HRA, SE MN Center for Independent Living, Bear Creek Services, Hiawatha Homes, Women's Shelter, Salvation Army, Zumbro Valley Mental Health Center, Community Housing Partnership, Catholic Charities and Lutheran Social Services.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City of Rochester is not an entitlement for receiving ESG funds from the Department of Housing and Urban Development (HUD). HUD provides funding to service programs through their Continuum of Care (CoC program). Several local non-profit agencies receive funding: Salvation Army, Zumbro Valley Mental Health, Olmsted County HRA and Center City Housing.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	OLMSTED COUNTY HRA
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent to requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
4	<b>Agency/Group/Organization</b>	BEAR CREEK SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.

6	<b>Agency/Group/Organization</b>	ROCHESTER AREA FOUNDATION - FIRST HOMES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Business and Civic Leaders Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
7	<b>Agency/Group/Organization</b>	COMMUNITY HOUSING PARTNERSHIP, INC.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Business Leaders Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.

8	<b>Agency/Group/Organization</b>	SE MN Center for Independent Living (SEMCIL)
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
9	<b>Agency/Group/Organization</b>	Hiawatha Homes
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care Foundation
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.

10	<b>Agency/Group/Organization</b>	SALVATION ARMY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Publicly Funded Institution/System of Care Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
11	<b>Agency/Group/Organization</b>	ZUMBRO VALLEY MENTAL HEALTH CENTER
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Publicly Funded Institution/System of Care Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Needs - Unaccompanied youth



	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
12	<b>Agency/Group/Organization</b>	ROCHESTER AREA HABITAT FOR HUMANITY
	<b>Agency/Group/Organization Type</b>	Housing Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
13	<b>Agency/Group/Organization</b>	Women's Shelter Rochester MN
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Victims of Domestic Violence Publicly Funded Institution/System of Care Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
14	<b>Agency/Group/Organization</b>	ACCESSIBLE SPACE INC. (ASI)
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Publicly Funded Institution/System of Care Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.
15	<b>Agency/Group/Organization</b>	Dorothy Day House of Hospitality
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. Dorothy Day response: Efficient use of beds we have. Identify additional beds during winter months Emergency Housing for homeless \$2 million. Housing shelter for homeless \$2 million. The Dorothy Day has requested no funding from the City of Rochester.
16	<b>Agency/Group/Organization</b>	United Way of Olmsted County
	<b>Agency/Group/Organization Type</b>	Services-Children Business and Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Low Income Programs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. United Way response: Education (support learning and development of children and youth so they become responsible contributing citizens - birth to 18 years of age); 2) Income (increase income, assets and job training for improved financial stability - 18 years to 65 years); Health (achieve optimal health through promoting wellness and health care access) All ages. The City of Rochester funds the United Way. Gang Prevention Program with CDBG funding.
17	<b>Agency/Group/Organization</b>	Ability Building Center
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Business Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A survey was sent requesting information critical in identifying needs and priority needs in the Rochester area, principally for low- and moderate income residents and those with special needs. Ability Building Center response: To provide employment opportunities to individuals with disabilities, provide community based activities to develop independent living skills, incorporate wellness awareness into employment and activities. The City provides CDBG funding to complete improvements at the Ability Building Center main facility providing a safe and accessible structure for employment of individuals with disabilities independent living skills. To incorporate wellness awareness into employment and activities. The City provides CDBG funding to complete improvements at the Ability Building Center main facility providing a safe and accessible structure for employment of individuals with disabilities.
18	<b>Agency/Group/Organization</b>	SENIOR CENTER
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons Business and Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Elderly
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Senior Center. 1) Increase access to services and programs that promote independence to the communities aging population; 2) Promote health and wellness opportunities for the over age 65 population 3) Assist, support and provide services that enable older adults to continue to live independently in their own homes. Increase capacity via partnership and collaborations. Partnering with the City's Park and Recreation Department and sharing facility amenities when the new Senior Center is completed. The Senior Center is currently conducting a partnership analysis to determine priority partnership goals and objectives. Creating programs that enhance wellness Senior Services High Need \$40,000-\$50,000 annually. As stated above, the City is partnering with the Senior Center with the construction a new Senior Facility adjacent to the City Recreation Center

### Identify any Agency Types not consulted and provide rationale for not consulting

The MN State Health Department.

The State Health Department was not contacted for information because the City has access to the local Olmsted County Health Department regarding lead paint issues. All rehabilitation projects using Community Development Block Grant funding are tested through a private firm for evidence of lead base paint and removed according to the required lead paint removal practices.

Through the review process of the City's Consolidated Plan the local CoC was contacted. The CoC provided information for the homelessness needs assessment. Information/data provided by the local CoC was also provided in the Comprehensive Housing Needs Assessment for Olmsted County, MN completed by Maxfield Research, Inc.

### Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

### Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

In addition the surveys conducted by the City of Rochester for its 2015-2019 Consolidated Plan, information/data that was included from the November, 2014 release of the Comprehensive Housing Needs Assessment for Olmsted County, Minnesota completed by the Maxfield Research, Inc. was accessed and used in City's 2015-2019 Consolidated Plan. The Maxfield Research, Inc. engaged with Olmsted County Community Services (in coordination with the Mayo Clinic, Rochester Area Foundation and City of Rochester) to conduct a Comprehensive Housing Needs Assessment for Olmsted County. The primary research included interviews with rental property managers and owners, developers, business leaders, City staff and others involved in the housing market in Olmsted County.

Olmsted Planning Department, Channel One, ARC SE Minnesota, Family Action Collaborative, United Way of Olmsted County, Samaritan Bethany, IMAA, City Public Works, Park & Recreation, Camp Olson, Catholic Charities, SE MN Regional Legal Services, LINK Program, RCTC Choices SE MN, Legal Assistance of Olmsted County, MN Adult Team Challenge, RNeighbors and Lutheran Social Services. All these agencies work with a number of public and private agencies that address the needs of low-moderate

income persons, including but not limited to, affordable housing issues, services for homeless persons, senior programs, social service programs and diversity programs.

In addition, a public meeting was conducted on September 10, 2014 allowing interested parties an opportunity to voice their opinions regarding the City's Housing and Community Development needs, including housing market conditions, affordable housing needs, homeless needs, public and assisting housing needs and barriers to affordable housing and on the formulation of such needs.

**Narrative (optional):**

## PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Persons with disabilities  Non-targeted/broad community	No one attended	Not applicable	Not applicable	
2	Public Meeting	Minorities  Persons with disabilities	No one attended the public meeting.	No response	NA	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Internet Outreach	Minorities  Persons with disabilities  Non-targeted/broad community	No one attended	Three surveys returned, Rochester Senior Center, United Way of Olmsted County, Dorothy Day Hospitality House and Ability Building Center.	NA	

**Table 4 – Citizen Participation Outreach**



# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

City Staff with consultation from the Rochester City Council and agency providers identified the following:

- Housing
  - homeless shelters
  - rehabilitation of single family dwellings
  - rehabilitation of rental units
  - special needs housing
  - energy efficiency
  - lead based paint hazards
- Public Services
  - youth services
  - senior services
  - childcare services
  - handicap services
- Public Facilities
  - structure / facilities that provide services to low and low-moderate income persons
  - park and recreation facilities in low / moderate income block groups

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

There are a total of 16,890 low to moderate-income households in Rochester, MN, representing nearly 40% of the total households. Data in this section has been provided by the US Department of Housing and Urban Development (HUD).

A recently completed Comprehensive Housing Needs Assessment for Olmsted County (includes the City of Rochester) indicated a need for affordable rental units, senior housing and for-sale market units.

As reported in the Comprehensive Housing Needs Assessment for Olmsted County (including the City of Rochester) completed in 2014, General occupancy demand is projected for an estimated 11,363 owned housing units and 7,074 rental units between 2013-2030. The City is projects to account for 77% (8,750) of for sale unit demand and 90% (6,367)of rental unit demand.

Approximately 3,075 units of the general occupancy demand is projected to be owned housing and 2,602 for rental housing through the year 2020.

Addressing the City of Rochester's general occupancy demand for the next five years (through the year 2020) from the Comprehensive Housing Needs Assessment for Olmsted County report, approximately 3,075 units of the general occupancy demand is projected for owned housing and 2,602 for rental housing. Of the 2,602 rental units 41% will for market rate units, 29% affordable units and 30% subsidized units.

The Women's Shelter of Rochester reported 386 women were not housed at the shelter during 2013.

Estimated Housing Needs	Five Year Goals
Acquisition of existing rental units	0
Production of new rental units	0
Rehabilitation of existing rental units	3
Rental Assistance	0
Acquisition of existing owner units	0
Production of new owner units	0

Rehabilitation of existing owner units	80
Homeownership Assistance	0
Rehabilitation Special Needs Housing	5
Rehabilitation Homeless Shelters	3

The City of Rochester is committed to providing safe, decent and affordable housing by preserving the existing housing stock and developing opportunities for the addition of new affordable rental and homeownership units. This will assist in revitalizing residential neighborhoods of desirable quality and stability, by representing Rochester's citizens in terms of race, income group and household type.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	86,713	104,201	20%
Households	34,399	42,302	23%
Median Income	\$49,090.00	\$60,883.00	24%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,415	5,210	7,265	4,980	20,440
Small Family Households *	1,010	1,360	2,335	2,160	11,500
Large Family Households *	350	460	570	400	1,645
Household contains at least one person 62-74 years of age	600	785	1,070	720	2,545
Household contains at least one person age 75 or older	910	870	820	360	1,210
Households with one or more children 6 years old or younger *	835	1,120	1,305	1,145	2,850
* the highest income category for these family types is >80% HAMFI					

**Table 6 - Total Households Table**

**Data Source:** 2006-2010 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	0	10	0	60	10	10	10	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	0	0	0	20	0	10	30	0	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	120	230	40	0	390	80	75	50	20	225
Housing cost burden greater than 50% of income (and none of the above problems)	1,535	285	85	10	1,915	760	580	425	135	1,900
Housing cost burden greater than 30% of income (and none of the above problems)	535	1,225	425	35	2,220	275	580	1,685	615	3,155

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	170	0	0	0	170	70	0	0	0	70

**Table 7 – Housing Problems Table**

Data 2006-2010 CHAS  
Source:

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,730	510	135	10	2,385	850	670	515	155	2,190
Having none of four housing problems	1,025	2,150	2,250	1,215	6,640	570	1,875	4,365	3,595	10,405
Household has negative income, but none of the other housing problems	170	0	0	0	170	70	0	0	0	70

**Table 8 – Housing Problems 2**

Data 2006-2010 CHAS  
Source:

## 3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
<b>NUMBER OF HOUSEHOLDS</b>								
Small Related	490	360	125	975	250	495	930	1,675
Large Related	190	90	40	320	165	85	180	430

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	514	274	119	907	470	295	270	1,035
Other	1,070	795	230	2,095	230	310	740	1,280
Total need by income	2,264	1,519	514	4,297	1,115	1,185	2,120	4,420

**Table 9 – Cost Burden > 30%**

Data 2006-2010 CHAS  
Source:

#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	385	60	10	455	180	215	200	595
Large Related	150	10	0	160	130	65	45	240
Elderly	350	69	70	489	280	150	70	500
Other	780	140	0	920	215	170	105	490
Total need by income	1,665	279	80	2,024	805	600	420	1,825

**Table 10 – Cost Burden > 50%**

Data 2006-2010 CHAS  
Source:

#### 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	140	175	40	0	355	70	85	45	20	220
Multiple, unrelated family households	0	50	0	0	50	10	0	40	0	50
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	140	225	40	0	405	80	85	85	20	270

**Table 11 – Crowding Information – 1/2**

Data Source: 2006-2010 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source  
Comments:

**Describe the number and type of single person households in need of housing assistance.**

Households      0-30%    >30%-50%    >50%-80%    > 80%-100%    >100%

HAMFI

Contains at      600              785              10170              720              2545

least one

person 62-74

years of age

Contains at      910              870              820              360              1210

least one

person age 75

or older

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Overall, 16.3% of Olmsted County's non-institutionalized population has some form of disability. This percentage is higher than the State of MN – 10%.

When comparing disabilities by age, 0.5% of the County's ages 5 to 17 populations had a disability as did about 7.1% of the age 19 to 64 population and 8.6% of the age 65 and over population.

A large number of renter households (2,065 households) or 45.2% of all renter households with incomes 30% or less of AMI indicated some type of limitation. Comparatively, 47,015 owner household indicated some type of limitation versus 15,575 renter households. Owner households with limitations are more likely to have higher incomes than are reenter households with limitations.

Olmsted County has numerous housing facilities dedicated to servicing specialized populations. Specialized populations include ex-offenders, homeless individuals, chemical dependency members, mental illness individuals. Specialized housing in Olmsted County is provided by (several with multiple programs): Next Chapter Ministries, Damascus Way, Transitional Living Center, Olmsted County HRA, Rochester Salvation Army, Silver Creek Corners, Zumbro Valley Mental Health Center, Cronin Home, Olmsted County Adult Services, Olmsted Community Action Program, Olmsted County Veteran Services, Olmsted County Family Support and Assistance and Choices of SE Minnesota.

Source: Olmsted County Community Services; Maxfield Research Inc.

### **What are the most common housing problems?**

Most common housing problems are demand and affordability.

General occupancy demand is projected for an estimated 11,363 owned housing units and 7,074 rental units between 2013 and 2030. Rochester is projected to account for 77.5% for-sale demand and 90% of rental demand in the Market area.

Approximately 62% of the general occupancy demand is projected to be for owned housing and 38% for rental housing. Of the 7,074 rental units demanded by 2030, approximately 41% will be market rate units, 20% for affordable units and 30% for subsidized units. There is also demand for 4,244 senior housing units by 2030.

### **Are any populations/household types more affected than others by these problems?**

In the City of Rochester, small related and elderly 0-30% AMI, > 30% AMI and > 50% AMI renters are more affected by housing problems. More than 22% of the small related and 21% of the elderly have income cost burden greater than 30%.

The Destination Medical Center has the potential to transform Rochester and Olmsted County should the projected jobs (35,000 to 45,000) in Minnesota and 25,000 to 30,000 in Southern Minnesota result over the next few decades.

Renter-occupied households tend to be more housing cost burdened than owner-occupied households.



**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

The characteristics and needs of low-income individuals and families with children who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered may include the long waiting list for Section 8 / public housing , rental housing is not affordable, few rental units available for families, limited shelters, limited transitional housing and shortage of funds.

About 86 families with 181 children received assistance from programs that present homelessness or rapidly re-house those who have become homeless.

The City Council approved the new construction request from Center City Housing Corporation for a 55 unit housing project for homeless families and youth. 25 units will be available for youth age 16-21 and 30 for families with children. Additional funding is also requested from the MN Housing Finance Agency.

Source: 2012 Families and Youth without stable housing in Rochester, by the Center City Housing Corporation

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

- Salvation Army Homeless Prevention and Rapid Rehousing (HPRP). 34 homeless families/year received assistance to prevent homelessness or pay their up-front costs to secure new housing upon becoming homeless.
- Salvation Army RHASP. 28 homeless families received first month's rent or deposition to help them secure rental housing.
- Olmsted County Community Action FHPAP. 2 families were served in the past year
- LINK. 16 families with parents under 25, received assistance to prevent or end their homelessness with case management, rent payment assistance, transportation expenses assistance, or help with rent deposits.

Source: 2012 Families and Youth without stable housing in Rochester, by the Center City Housing Corporation

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

Affordable rental housing is identified most often as being really needed, with permanent supportive housing being identified as the second highest need. Both types of housing have some type of subsidy to make them affordable to persons with low incomes, but permanent supportive housing includes on-site supportive services to help tenants maintain housing stability.

**Discussion**

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The four housing problems in the jurisdiction are:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than one person per room (overcrowding)
- Cost burden greater than 30%

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,100	800	155
White	2,390	625	95
Black / African American	380	80	35
Asian	185	0	15
American Indian, Alaska Native	0	15	0
Pacific Islander	0	55	0
Hispanic	120	25	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,360	2,325	0
White	1,915	1,835	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Black / African American	185	240	0
Asian	145	115	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	110	79	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,645	4,630	0
White	2,270	4,025	0
Black / African American	105	140	0
Asian	175	200	0
American Indian, Alaska Native	0	4	0
Pacific Islander	15	0	0
Hispanic	65	240	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	785	4,265	0
White	690	3,865	0
Black / African American	0	105	0
Asian	60	185	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	35	95	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## Discussion

It can be viewed that the largest groups experiencing a severe housing problem are the White and Black / African American households that are 0-30%, >30%-50% of the area median income and Asian households that are 0-30%, >30%-50% and >50%-80% of median income.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

The four severe housing problems are:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than 1.5 persons per room
- Cost burden over 50%

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,425	1,480	155
White	1,805	1,210	95
Black / African American	335	130	35
Asian	160	25	15
American Indian, Alaska Native	0	15	0
Pacific Islander	0	55	0
Hispanic	95	50	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	825	3,865	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
White	615	3,140	0
Black / African American	115	305	0
Asian	60	205	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	29	160	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

**Data Source:** 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### **50%-80% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	605	6,675	0
White	435	5,860	0
Black / African American	60	180	0
Asian	75	305	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	15	0
Hispanic	35	265	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

**Data Source:** 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	159	4,890	0
White	139	4,415	0
Black / African American	0	105	0
Asian	15	230	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	10	120	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

It can be viewed that the largest groups experiencing a severe housing problem are the White and Black / African American households that are 0-30%, >30%-50% of the area median income and Asian households that are 0-30%, >30%-50% and >50%-80% of median income.



## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

There are two factors when measuring affordability: income and housing prices. Cost burden is considered a problem when housing cost exceeds 30% of income, and a severe problem when the cost burden exceeds 50%. According to the HUD data, 9,594 households experience housing cost burden.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	30,855	5,855	3,739	155
White	27,490	5,160	2,965	95
Black / African American	790	205	360	35
Asian	1,530	275	290	15
American Indian, Alaska Native	55	0	0	0
Pacific Islander	55	15	0	0
Hispanic	750	175	90	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

### Discussion:

According to the data, whites make up 84% of the 9,6594 households experiencing housing cost burden problem, followed by 6% Asian households and 5% Black/African American.

### **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

It can be viewed that the largest groups experiencing greater needs are the White and Black / African American households that are 0-30%, >30%-50% of the area median income and Asian households that are 0-30%, >30%-50% and >50%-80% of median income.

**If they have needs not identified above, what are those needs?**

NA

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

The City of Rochester does not have any specific neighborhoods or areas where racial or ethnic groups are concentrated.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Rochester does not own or manage any public housing units. The Department of Housing and Urban Development Public Housing program is owned and managed by the Olmsted County HRA. All information provided in the Consolidated Plan was obtained from the Olmsted County HRA.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	103	466	0	463	0	2	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	0	15,234	14,717	0	14,682	0		22,711

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average length of stay	0	0	4	6	0	6	0	7
Average Household size	0	0	3	3	0	3	0	5
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	10	80	0	80	0	0
# of Disabled Families	0	0	19	151	0	150	0	0
# of Families requesting accessibility features	0	0	103	466	0	463	0	2
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	36	190	0	188	0	1	0
Black/African American	0	0	55	253	0	252	0	1	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	11	19	0	19	0	0	0
American Indian/Alaska Native	0	0	1	3	0	3	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	3	9	0	9	0	0	0
Not Hispanic	0	0	100	457	0	454	0	2	0
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

There are nine accessible units in the Olmsted County HRA's public housing program and 28 persons on the waiting list with a request for an accessible unit.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The waiting list for the Olmsted County HRA public housing is 450 applicants. This waiting list is closed due to the number on the waiting list.

The waiting list for the Housing Choice Voucher program is 1,000 applicants.

The City of Rochester does not own or manage any public housing units. Public housing programs are delivered by the Olmsted County HRA. The City will continue to provide assistance either supportive or financially upon request by the Olmsted County HRA.

The Olmsted County HRA (OCHRA) administers programs through Olmsted County, including the City of Rochester. The OCHRA will continue to issue vouchers for tenant based assistance in an efficient and effective manner in order to maximize use of all Federal resources and is responsible for the following programs:

Rental Assistance, two types of programs, Tenant based (Low Income Public Housing - LIPH) owns and manages a total of 110 public housing units within the City of Rochester. Homestead Green - 30 units, Homestead Terrace - 30 units, Westwood - 30 units and 20 single family, scattered sites. In addition, the Olmsted County HRA receives Capital Funds from the US Department of Housing and Urban Development on an annual basis.

The Olmsted County HRA provides additional affordable housing through the following projects:

Housing Options Program (HOP), local tenant-based program for tenants with special needs.

Transitional Housing Assistance Program (T-RAP), tenant-based state program for single mothers and households of color.

Rehabilitation programs for single family dwellings, Community Fix Up, Fix Up Fund, MN Housing Rehabilitation.

Rehabilitation programs for multi-family dwellings, 6 percent Rental Rehabilitation Loan, Home Rental Rehabilitation Loan program

The OCHRA works with Olmsted County Community Services - Adult Services and Zumbro Valley Mental Health Center administering the Shelter Plus Care program.

The OCHRA own a number of rental properties described as: **Flood Homes**. The Olmsted County HRA manages and maintains 14 properties with a total of 15 units. The Olmsted County HRA leases these properties to low-moderate income households. The revenues are to be used assisting low-moderate income persons at a rent which is below market. **River's Edge**. This is a mixed income development which provides a number of affordable and high end units. The project has a total of 39 units. **The Frances** (previous known as Candle Rose Apartment). Consisting of 19 units providing housing with supportive services for the homeless. Supportive services to be provided by Olmsted Community Services. **Rolling Heights**. The project consists of 16 units (14 – one bedroom and 2 – two bedroom) for elderly/ disabled housing. **Silver Creek Corners**. Permanent Supportive Housing for Public Inebriates. A new structure was constructed consisting of 40 single resident occupancy units with meals provided with round the clock staffing. This was a collaborative project between City Center Housing Corp., Olmsted County Community Services and the Olmsted County HRA.

Immediate needs: additional Section 8 Housing Choice Vouchers made available by Congress and HUD, develop marketing strategies that promote landlord participation in the Section 8 programs, Promote affordable housing unit development, make available project-based assistance vouchers as a tool in the development of affordable housing when appropriate.

The Olmsted County Housing and Redevelopment Authority has less than 250 units and therefore is recognized as a Small PHA according to HUD standards.

### **How do these needs compare to the housing needs of the population at large**

Applicants on the waiting list have a greater need than the population at large due to housing options limited by income and the City's low vacancy rate, currently a tight 3.7%.

### **Discussion**

None

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

It is a challenge to identify the total number of homeless members in the community. The number can vary greatly as homeless members move from location to location.

Information available and provided in the table below is for the Southeast MN region, which includes the City of Rochester.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	152	211	0	0	0	363
Persons in Households with Only Children	6	5	0	0	0	11
Persons in Households with Only Adults	108	168	0	0	0	276
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	6	5	0	0	0	11
Persons with HIV	0	0	0	0	0	0

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is: Partially Rural Homeless



## Rural Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	152	211	0	0	0	363
Persons in Households with Only Children	6	5	0	0	0	11
Persons in Households with Only Adults	108	168	0	0	0	276
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Youth	6	5	0	0	0	11
Persons with HIV	0	0	0	0	0	0

**Table 27 - Homeless Needs Assessment**

Data Source Comments:

**For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction:**

It is a challenge to identify the total number of homeless members in the community. The number can vary greatly as homeless members move from location to location.

As reported in the January 2014 Count of Homeless persons in Shelter in Rochester, there were a total of 11 persons reported unsheltered, four stayed on the streets, two outdoors, 4 in a vehicle and 1 outside.

There are four emergency shelters located in Rochester: Dorothy Day House, Interfaith Hospitality Network, Lutheran Social Services, Women's Shelter of which 40 households were served. 34 were adults, 7 were youth (18-24), 1 unaccompanied minor youth, 21 children, totaling 63 individuals.

The Salvation Army provided motel/hotel vouchers to 4 adult households. The Salvation Army, DOC and Women's Shelter provided Transitional Housing to 24 households consisting of 18 adults, 4 youth (18-24) and 26 children.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

It is a challenge to identify the total number of homeless members in the community. The number can vary greatly as homeless members move from location to location.

Upon consultation from the local CoC provider (Three Rivers), the data is not available at this time. The MN Interagency Council on Homelessness is working the CoC's and other stakeholders to be able to track and use this data for planning,

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	0	0
Not Hispanic	0	0

Data Source

Comments:

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The Olmsted County HRA has 450 applicants for their public housing units and 1,000 applications for HUD's Choice Voucher Program or Section 8.

The MN Department of Children, Families and Learning Shelter Survey does not count the number of people sleeping on the street, in cars, in abandoned buildings, or those who are inappropriately double up. For this reason, the survey is not a count of all homeless people, only those provided with shelter for the night.

Source: Maxfield Housing Study

There are typically 5 homeless families/year in the Salvation Army's transitional housing program.

In the past year, about 86 families with 181 children who were homeless or at risk of homelessness received assistance from programs that prevent homelessness or rapidly re- house those who have become homeless

Youth Survey from November 2011 identified 60 young people (ages 12 to 24) in Rochester who were living in unstable situations. These included emergency shelter, hotel/motel, doubled up with friends/family, empty building or car, foster care, or in another place that was not their own.

The Minnesota Department of Education reported that there were 104 unaccompanied youth counted as homeless in the Olmsted County Public Schools in the 2010-2011 school year. the 2011-2012 school year, 47 unaccompanied homeless youth have been identified in the Rochester Public Schools.

Each year, about 58 unaccompanied youth (ages 17-25) without children receive homeless prevention assistance through the LINK FHPAP program previously operated by the Roches YMCA but now run by Lutheran Social Services.

Over the past 6 months years, the Homeless Service Team has worked with 12 individuals ages 18-25 who are homeless. At any given time, there are typically 8 homeless youth receiving housing assistance and supportive services through Lutheran Social Service's LINK transitional housing program for youth.

As reported in the January 2014 Point in Time Counting of Homeless Persons without Shelter in Rochester there were 11 homeless persons without shelter. Regarding veterans five persons reported as being veterans.

### **Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

As reported in the January 2014 Point in Time Counting of Homeless Persons without Shelter in Rochester there were 11 homeless persons without shelter. Regarding racial and ethnic reporting, Five were white, one asian and one other (Russian).

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Affordable rental housing was identified most often as being really needed, with permanent supportive housing being identified as the second highest need. For families that participate in transitional housing, most came from emergency shelter.

Due to a lack of shelters for youth population, youth who are homeless or at risk of homelessness are typically doubled up. Sixty percent of youth households receiving FHPA assistance were staying with a family member or friend prior to seeking FHPAP assistance.

For youth that seek help from existing programs or identify a need for housing, their current housing situation is often short term. Two-thirds of youth households receiving FHPAP assistance had been in their living situation for three months or less.

In 2011, there were 170 families with 304 children who were sheltered in Rochester due to domestic violence or homelessness or both.

For the 2010-2011 school year, there were 314 children who met the definition of homeless in Olmsted County schools. In addition to the 109 who were sheltered, there were 182 who were doubled up with other friends/family and 23 staying in a hotel/motel.

The Community Reinforcement and Family Transitions Project (CRAFT) estimates that there are 20 young women/year who cannot get their very young children (age newborn – 2) b from foster care because they can't find or afford housing.

In recent months, approximately 43 homeless families are turned away each month from Women's Shelter, Salvation Army Transitional Housing, Olmsted County Community Action Program's Family Homeless Prevention Program, and Zumbro Valley Mental Health Center's Homeless Outreach Program.

There are typically 5 homeless families/year in the Salvation Army's transitional housing program.

In the past year, about 86 families with 181 children who were homeless or at risk of homelessness received assistance from programs that prevent homelessness or rapidly re-house those who have become homeless.

The number of homeless families staying at the Dorothy Day Shelter has increased over the past three years, from 15 families with 29 children in 2009 to 25 families with 61 children in 2011.

Dorothy Day is not designed to shelter families, and families typically stay here as a last resort when they don't meet the entry requirements for Interfaith House of Hospitality other options are full.

**Discussion:**

NA

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The Non-Homeless Needs Assessment describes:

- The characteristics of special needs population
- The housing and supportive needs of these population
- The characteristics of persons living with HIV/AIDS

### **Describe the characteristics of special needs populations in your community:**

Data on the number of people in Olmsted County with disabilities was obtained from the 2012 Census American Community Survey. The Census Bureau defines a disability as a long-lasting physical mental or emotional condition lasting six months or longer.

Overall 63% of the County's non-institutionalized population has some form of disability. This percentage is higher than the State's (10%).

When comparing disabilities by age, 0.5% of the County's age 5-17 population had a disability, as did 7.1% of the age 18 to 64 population and 8.6% of the age 65 and over population.

Cognitive disability is the most prevalent type of disability among children (59.6%) and ages 18 to 64 (26.1%), Among seniors, the most common disability is hearing (27 .0%) Ambulatory disabilities are also common among seniors as well (23.6%)

Information reported in the Comprehensive Housing Needs Assessment for Olmsted County, completed by Maxfield Research, Inc.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Housing needs of these populations include affordable housing, including accessible housing. Supportive services of these populations include senior services, meals and other public service programs.

Olmsted County has 233 facilities that serve persons with disabilities licensed with the Minnesota Department of Human Services. Adult foster care provides the greatest amount of housing for persons with disabilities in Olmsted County. There are 215 adult foster care facilities in Olmsted County. The majority of adult foster care homes serve persons with developmental disabilities and mental illness. A smaller portion is licensed to serve other populations such as persons with traumatic brain injury or the elderly. There are twelve Semi-Independent Living Services buildings in Olmsted County and five Residential Service facilities.

Households/people with limitation or disabilities data information was not available through the 2010 US Census. For completion of the Comprehensive Housing Needs Assessment for Olmsted County, Maxfield Research, Inc. information was obtained from HUD Consolidated Planning division for specific tabulation of households with various types of disabilities. The information was developed using information provided to HUD by the Census Bureau: A large number of renter households (2,065 households) or 45.2% of all renter households with incomes of 30% or less of AMI indicated some type of limitation either vision/hearing, ambulatory, cognitive or self care. As incomes increase, the number of households also increased. Approximately 32,675 owner households (which includes the 'none of the above' limitations category) with disabilities have incomes of 80% or higher of the AMI. Comparatively, 47,025 owner households indicated some type of limitation versus 15,575 renter households. Owner households with limitations are more likely to have higher incomes than are renter households with limitations. This data does not however, identify the severity of the limitation other than the disability or limitation must last six month or more.

The City of Rochester does not provide any of these program directly, but are provided by other public service agencies and affordable housing providers

**Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The number of persons living with AIDS in 2012 in Olmsted County is 53. This data is from the MN Department of Health and includes only those with AIDS, not those diagnosed with HIV but only AIDS.

**Discussion:**

There is a need for affordable housing and support services. The City does not provide affordable housing and supportive housing for the Non-Homeless Special Needs, but has partnered with agencies to address these needs.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City emphasize activities and programs that first and foremost benefit LMI persons. That emphasis will be on activities that serve larger numbers of LMI persons. On a requested basis, the City will address the elimination of slum and blight, conditions that are detrimental to health, safety and public welfare, expansion and improvement of the quantity and the restoration and preservation of properties of special value, alleviation of physical and economic distress and conservation of the nation energy resources.

Public facilities include improvements to building, parks and recreational facilities, senior centers, handicapped centers, homeless facilities, youth centers, childcare centers, neighborhood facilities, and facilities used for special needs populations. CDBG funds may be used for such facilities if used for eligible populations and requested by the facility.

The needs were determined through past requests for the use of CDBG funds and consultation with city staff resulting in a priority for all public facilities listed.

As indicated in the Citizen Participation Plan, the city requests applications for the use of CDBG funds on an annual basis. CDBG funds may be used for requests that provide assistance to activities that meet a National Objective (benefitting low/moderate income clientele, urgent needs, preventing/eliminating slum or blight areas acquisition of real property).

### **How were these needs determined?**

The needs were determined through past requests for the use of CDBG funds and consultation with city staff resulting in a priority for the public services listed.

As indicated in the Citizen Participation Plan, the city requests applications for the use of CDBG funds on an annual basis. CDBG funds may be used for requests that provide assistance to activities that meet a National Objective (benefitting low/moderate income clientele, urgent needs, preventing/eliminating slum or blight areas acquisition of real property).



**Describe the jurisdiction's need for Public Improvements:**

- Water improvements
- Street improvements
- Sidewalks
- Sewer improvements
- Flood drain improvements

**How were these needs determined?**

Consultation with City staff, City Council members and agencies representatives. The requests are submitted to the City Council. All requests are reviewed and allocated by the City Council and public hearings.

**Describe the jurisdiction's need for Public Services:**

Public Service needs include senior services, youth services, transportation services, services for battered and abused spouses, health services, services for neglected and abused children, substance abuse services, employment training, crime awareness, gang prevention, child care service and mental health services. CDBG funds may be used for such public services if used for eligible population and requested by the public service agency.

**How were these needs determined?**

The needs were determined through past requests for the use of CDBG funds and consultation with city staff resulting in a priority for the public services listed.

As indicated in the Citizen Participation Plan, the city requests applications for the use of CDBG funds on an annual basis. CDBG funds may be used for requests that provide assistance to activities that meet a National Objective (benefitting low/moderate income clientele, urgent needs, preventing/eliminating slum or blight areas acquisition of real property).

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

A good share of the housing information/projections provided in the City of Rochester 2015-2019 Consolidated Plan was provided in the Comprehensive Housing Needs Assessment for Olmsted County, Minnesota (includes the City of Rochester).

This assessment was completed in February, 2014 by the Maxfield Research Group, funded by Olmsted County, Mayo Clinic and the Rochester Area Foundation. The Maxfield Research Group accessed the American Community Survey (ACS) for their data resource.

The City of Rochester is currently in the process of being established as a Destination Medical Center. The DMC has the potential to transform projected jobs and need for affordable housing.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

#### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	29,164	65%
1-unit, attached structure	3,117	7%
2-4 units	2,927	6%
5-19 units	3,576	8%
20 or more units	5,413	12%
Mobile Home, boat, RV, van, etc	988	2%
<b>Total</b>	<b>45,185</b>	<b>100%</b>

Table 28 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	17	0%	243	2%
1 bedroom	614	2%	4,008	35%
2 bedrooms	6,176	20%	5,207	45%
3 or more bedrooms	23,904	78%	2,133	18%
<b>Total</b>	<b>30,711</b>	<b>100%</b>	<b>11,591</b>	<b>100%</b>

Table 29 – Unit Size by Tenure

Data Source: 2006-2010 ACS

#### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Rochester has used tax increment financing to assist affordable housing developers to the tune of 640 affordable units, 273 townhomes and 367 single family homes, amounting to \$10.5 million of assistance since 1999.

#### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are no units expected to be lost from the affordable housing inventory.

## **Does the availability of housing units meet the needs of the population?**

As reported in the Comprehensive Housing Needs Assessment for Olmsted County (which includes the City of Rochester), completed in 2014, the general occupancy demand for housing is projected to be an estimated 11,363 owned housing units and 7,074 rental units for the entire Olmsted County area between 2013-2030. The City of Rochester is projected to account for 77% (8,750) of the for sale units and 90% (6,367) of the rental unit demand.

Addressing the City of Rochester's general occupancy demand for the next five years (through the year 2020) from the Comprehensive Housing Needs Assessment for Olmsted County report, approximately 3,075 units of the general occupancy demand is projected for owned housing and 2,602 for rental housing. Of the 2,602 rental units 41% will for market rate units, 29% affordable units and 30% subsidized units.

## **Describe the need for specific types of housing:**

As reported in the Comprehensive Housing Needs Assessment for Olmsted County (which includes the City of Rochester), completed in 2014, the general occupancy demand for housing is projected to be an estimated 11,363 owned housing units and 7,074 rental units for the entire Olmsted County area between 2013-2030. The City of Rochester is projected to account for 77% (8,750) of the for sale units and 90% (6,367) of the rental unit demand.

Addressing the City of Rochester's general occupancy demand for the next five years (through the year 2020) from the Comprehensive Housing Needs Assessment for Olmsted County report, approximately 3,075 units of the general occupancy demand is projected for owned housing and 2,602 for rental housing. Of the 2,602 rental units 41% will for market rate units, 29% affordable units and 30% subsidized units.

Current vacancy rate 3.7%

## **Discussion**

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	110,900	165,700	49%
Median Contract Rent	524	656	25%

**Table 30 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,768	23.9%
\$500-999	7,054	60.9%
\$1,000-1,499	1,307	11.3%
\$1,500-1,999	240	2.1%
\$2,000 or more	222	1.9%
<b>Total</b>	<b>11,591</b>	<b>100.0%</b>

**Table 31 - Rent Paid**

**Data Source:** 2006-2010 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,090	No Data
50% HAMFI	5,400	2,205
80% HAMFI	8,825	8,020
100% HAMFI	No Data	12,300
<b>Total</b>	<b>15,315</b>	<b>22,525</b>

**Table 32 – Housing Affordability**

**Data Source:** 2006-2010 CHAS

### Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	0	0	0	0	0

**Table 33 – Monthly Rent**

Data Source Comments:

### **Is there sufficient housing for households at all income levels?**

The Olmsted County HRA reports a waiting list of 450 applicants for public housing and 1,000 applicants for the Choice Voucher program or Section 8.

As reported in other sections, the 11,363 for-sale units, 7,074 general-occupancy rental units and 7,358 senior units includes all income levels.

### **How is affordability of housing likely to change considering changes to home values and/or rents?**

According to the Census ACS, median monthly gross residential rent in Rochester is \$813. The 2014 Fair Market Rent for Rochester is \$863. There should be no impact to changes to home values and / or rents.

### **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

According to the Census ACS, median monthly gross residential rent in Rochester is \$813. The 2014 Fair Market Rent for Rochester is \$863. There should be no impact to produce or preserve affordable housing.

### **Discussion**

There is a variety of factors that could enhance growth projections and exceed forecast. Most notably, the Destination Medical Center has the potential to transform projected jobs and need for affordable housing. The DMC planning just started and it is premature to estimate how housing demand will be affected.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

### Definitions

Dwelling units which have a combination of major deficiencies that create a serious hazard to the health and safety of the occupants or the public and units that do not meet the US Department of Housing and Urban Development Section 8 Housing Quality Standards.

Standard condition is described as meeting the requirements of the Housing Code Chapter 32.01, Rochester Code of Ordinances, adopted by the City of Rochester, State and Local Health requirements, Section 8 Housing Quality Standards and all rehabilitation specifications that are part of the bid.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,353	21%	4,518	39%
With two selected Conditions	127	0%	222	2%
With three selected Conditions	10	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	24,221	79%	6,851	59%
<b>Total</b>	<b>30,711</b>	<b>100%</b>	<b>11,591</b>	<b>100%</b>

Table 34 - Condition of Units

Data Source: 2006-2010 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,581	21%	1,683	15%
1980-1999	9,415	31%	3,079	27%
1950-1979	10,787	35%	5,531	48%
Before 1950	3,928	13%	1,298	11%
<b>Total</b>	<b>30,711</b>	<b>100%</b>	<b>11,591</b>	<b>101%</b>

Table 35 – Year Unit Built

Data Source: 2006-2010 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	14,715	48%	6,829	59%
Housing Units build before 1980 with children present	15,925	52%	6,980	60%

**Table 36 – Risk of Lead-Based Paint**

**Data Source:** 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**Table 37 - Vacant Units**

**Data Source:** 2005-2009 CHAS

HUD generated table. There is only on vacant blighted commercial building listed in the Building Safety reports.

## Need for Owner and Rental Rehabilitation

Rochester is a growing community with aging residential units. The aging units prompts the demand for remodeling services that will continue providing affordable housing stock for owners and rentals. The City provides a home rehabilitation program for single family units. The City of Rochester has an adopted Housing Code which enforced through the City of Rochester Building Safety Department. Rental units are inspection every two years and the condition of the units are maintained on a every two year cycle.

The need for owner and rental rehabilitation is to maintain the condition of the units meeting the standard condition is described as meeting the requirements of the Housing Code Chapter 32.01, Rochester Code of Ordinances, adopted by the City of Rochester, State and Local Health requirements, Section 8 Housing Quality Standards and all rehabilitation specifications that are part of the bid. Maintaining a standard condition will prevent slum and blighted neighborhoods.

Substandard condition could be defined as housing that does not meet local building, fire, health and safety codes. Substandard condition but suitable for rehabilitation could be defined as housing that does not meet local building, fire, health and safety codes but is both financially and structurally feasible for rehabilitation. It may be financially unfeasible to rehabilitate a structure when costs exceed 30-50% of the assessed value of the property.



The need is mainly owner occupied housing needs rehabilitation to improve the condition of substandard housing units. The City's 2% Home Rehabilitation Loan Program currently has a continuing waiting list of 60-70 eligible applicants.

#### **Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The estimated of housing units with lead-based paint is 15,155 or 36% of total housing units in Rochester.

#### **Discussion**

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City of Rochester does not own or manage any public housing units. The Olmsted County HRA owns and manages all public housing units within the City of Rochester.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			110	522			0	19	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

110 public housing units in the City of Rochester. As reported in the OCHRA annual report, the condition of the units rated as 91% in good condition using the uniform physical condition standards (upcs) conducted by a HUD Contractor in April, 2014.

## Public Housing Condition

Public Housing Development	Average Inspection Score
Olmsted County HRA	91%

Table 39 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Ongoing maintenance, no major or structural restoration needed. Physical needs assessment is being completed in 2014 and will contain more detailed information regarding the needs and revitalization of the public housing units.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

Strategy for improving the living environment: additional Section 8 Housing Choice Vouchers made available by Congress and HUD, develop marketing strategies that promote landlord participation in the Section 8 programs, Promote affordable housing unit development, make available project-based assistance vouchers as a tool in the development of affordable housing when appropriate.

### Discussion:

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

List Homeless Facilities or Services:

- Interfaith Hospitality Network of Rochester – Emergency Shelter
- Lutheran Social Services of MN – Emergency Shelter
- MN Department of Corrections – Transitional Housing
- Salvation Army – Emergency Shelter and Motel/Hotel Voucher
- Women’s Shelter - Emergency Housing
- Dorothy Day House – Emergency Shelter

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	40	0	51	39	0
Households with Only Adults	4	0	21	12	0
Chronically Homeless Households	0	0	0	40	0
Veterans	0	0	0	0	0
Unaccompanied Youth	1	0	1	0	0

**Table 40 - Facilities and Housing Targeted to Homeless Households**

Data Source Comments:

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons**

The availability of main stream services targeted to homeless persons include:

counseling/advocacy

legal assistance

mortgage assistance

rental assistance

utility assistance

The availability of main stream outreach services include:

law enforcement

mobile clinics

gang prevention

The availability of main stream support services include:

Alcohol & Drug abuse

Child care

Education

Health care

HIV/AIDS

Life Skills

Mental Health Counseling

Transportation

Next Chapter Ministries – transitional housing for 9 months for persons who are exiting the prison system

Damascus Way – One house with 16 beds, licensed by State of MN, providing supervised release and work release contracts.

Transitional Living Center – 10 bed unit for ex-offenders. DFO Correction and ATTIC collaborative subsidies, providing housing for ex-offenders coming out of local detention or prison.

Olmsted County HRA – Permanent Housing – 17 efficiency apartments for adults with mental illness, chemical dependency, or HIV homeless, Bridges Program- 8 homeless subsidies and 1 long term, additional, Transitional Rental Assistance Program (T-RAP), funded by MN Housing serving single female head of household, serves 20 households.

Zumbro Valley Mental Health Center – Shelter Plus Care Site – 12 apartments, Thomas House – permanent residential group home, Shared Housing – Congregate supported housing for adults, Northgate Apartments – permanent supportive 12-1 bedroom units, Scattered Site Apartments – permanent supportive for adults, 30 units, Homeless Services – case management. Provides rehab and support programs for individuals for basic activities for daily livings, referrals to medical and educational services, finding community resources for people with mental health and substance abuse use disorders through the following programs: Chemical Health Services Connection and Referral Unit, Recovery Program, Youth Behavior Health, Primary care clinic, psychiatric and psychological services.

Olmsted County Veterans Services – Assists veterans in apply for temporary financial assistance from the State Soldiers Assistance program.

Salvation Army – Castlevue Apartment – 16 units for single adults, Rapid Re-Housing and Emergency Solutions Grant for homeless individuals with case management up to 24 months, Rural Housing Assistance and Stability Program (RHAP) funded by MN Housing assisting homeless families and individuals with first month's rent and/or deposit. Salvation Army provides the following services, Supplemental Food Shelf satellite food bank, emergency assistance offering basic needs including showers, toiletries, clothing or furniture, housing guides, utility assistance and transportation needs. Free lunch program and evening dinner meals, bread distribution-baked goods collected from local grocers and bakeries.

Silver Creek Corners – Permanent supportive housing for 40 single adults who are chronic inebriates.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

All agencies listed provide shelter facilities or social service services for homeless persons:

Interfaith Hospitality Network of Rochester – Emergency Shelter, 15 sites and 35 additional faith community locations assist with the mission providing nightly housing, meals and support for families.

Lutheran Social Services of MN – Emergency Shelter, providing a wide range of human support services related to the basic necessities of life, food, and shelter, physical health and safety and emotional and spiritual well being. Services include, energy assistance program - assisting income-eligible households manage their utility bills, housing support advocacy and independent living skills training for young people, and residential services for people with disabilities.

MN Department of Corrections – Transitional Housing, providing housing for offenders exiting the prison system, re-entry program, and offenders coming out of local detention or prison.

Salvation Army – Emergency Shelter and Motel/Hotel Voucher, providing permanent, supportive housing for single adults, chronically homeless of disabled persons, rapid re-housing and emergency solutions for homeless individuals includes assistance and case management up to 24 months, and rural housing assistance program that provides homeless families and individuals with first month's rent and/or deposit.

Women's Shelter - Emergency Housing, provide short term, temporary housing for women and children seeking safety from domestic abuse.

Dorothy Day House – Emergency Shelter, provides temporary shelter for persons that in are in crisis and in need of the basic requirements of food, clothing and shelter.

Olmsted County HRA Silver Creek Corners – Permanent supportive housing for 40 homeless single adults who are chronic inebriates.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

The City of Rochester does not own or manage any programs or housing that addressed the needs described in the following paragraph.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

The City of Rochester does not own or manage any supportive housing for the elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories.

These supportive housing needs are delivered by the following agencies. The City of Rochester supports requests from agencies when requested.

- Olmsted County Community Action Program
- Rochester Area Family Y
- Olmsted County HRA
- SE MN Center for Independent Living, Inc. (SEMCIL)
- Bear Creek Services
- Hiawatha Homes Foundation
- Women's Shelter
- Salvation Army
- Zumbro Valley Mental Health Center
- Community Housing Partnership

The following agencies provide immediate housing needs for homeless persons:

- Salvation Army
- Women's Shelter
- Dorothy Day House
- American Red Cross
- Interfaith Hospitality Network



**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

The following agencies provide programs for persons returning from mental health and physical health institutions receiving appropriate supportive housing:

- Salvation Army
- Olmsted County Community Services
- Zumbro Valley Mental Health Center

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

As previously stated, the City does not own or manage any programs addressing housing and supportive services. These programs are delivered by agencies within the community. The City supports requests from the agencies, when requested.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

As previously stated, the City does not own or manage any programs addressing housing and supportive services. These programs are delivered by agencies within the community. The City supports requests from the agencies, when requested.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

There are no negative effects of public policies on affordable housing and residential investment.

The City of Rochester is committed to building an inclusive community. To this end, the City of Rochester is committed to:

- Supporting the Olmsted County Human Rights Ordinance and the work of the Olmsted County Human Rights Commission in implementing the Ordinance;
- Supporting low income tax credit housing and other subsidized housing of high quality, in locations that are accessible to employment, neighborhood amenities, and commercial services.
- Supporting well designed private development proposals that include townhouses, condominiums, apartments, and appropriate commercial uses as part of neighborhood development areas.
- Enforcing minimum standards for housing and enforce such ordinances as the Disorderly Use Ordinance in order to address neighborhood concerns about crime and potential impacts on property values.
- Increasing the supply of land zoned for lower cost housing, especially providing for mixtures of housing by style and cost.
- Providing for neighborhoods that are integrated by income class, race, age, and ability, and that are accessible to all modes of travel by all age and ability levels.
- Providing incentives to developers to accommodate affordable housing up front as part of well-planned communities.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

### Economic Development Market Analysis

### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	161	25	0	0	0
Arts, Entertainment, Accommodations	4,806	7,106	11	10	-1
Construction	1,057	1,570	2	2	0
Education and Health Care Services	19,967	35,272	44	51	7
Finance, Insurance, and Real Estate	1,524	1,923	3	3	0
Information	990	1,803	2	3	1
Manufacturing	5,492	7,797	12	11	-1
Other Services	1,309	1,916	3	3	0
Professional, Scientific, Management Services	1,761	1,967	4	3	-1
Public Administration	154	23	0	0	0
Retail Trade	5,466	7,318	12	11	-1
Transportation and Warehousing	934	1,213	2	2	0
Wholesale Trade	1,335	1,407	3	2	-1
Total	44,956	69,340	--	--	--

**Table 41 - Business Activity**

**Data Source:** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	58,104
Civilian Employed Population 16 years and over	55,620
Unemployment Rate	4.28
Unemployment Rate for Ages 16-24	15.66
Unemployment Rate for Ages 25-65	3.01

**Table 42 - Labor Force**

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	14,932
Farming, fisheries and forestry occupations	1,755
Service	6,234
Sales and office	7,485
Construction, extraction, maintenance and repair	3,200
Production, transportation and material moving	2,404

**Table 43 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	48,349	92%
30-59 Minutes	2,949	6%
60 or More Minutes	1,427	3%
<b>Total</b>	<b>52,725</b>	<b>100%</b>

**Table 44 - Travel Time**

Data Source: 2006-2010 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,587	250	936
High school graduate (includes equivalency)	8,254	496	2,384
Some college or Associate's degree	14,555	597	2,530

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	21,385	348	2,834

**Table 45 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

#### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	282	281	198	480	725
9th to 12th grade, no diploma	1,072	602	672	540	547
High school graduate, GED, or alternative	2,490	3,228	2,198	5,721	4,534
Some college, no degree	2,949	2,977	2,837	5,693	2,526
Associate's degree	981	1,796	1,546	2,841	691
Bachelor's degree	1,369	5,060	3,651	6,225	1,898
Graduate or professional degree	35	3,068	2,699	3,879	1,868

**Table 46 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	17,767
High school graduate (includes equivalency)	26,307
Some college or Associate's degree	33,149
Bachelor's degree	51,285
Graduate or professional degree	63,595

**Table 47 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

- Education and Health Care Services
- Manufacturing
- Retail Trade

**Describe the workforce and infrastructure needs of the business community:**

The establishment of the Designation Medical Center (DMC) enhancement may affect jobs and business growth opportunities. It is projected more than 35,000 new jobs (skilled and unskilled) in the Rochester area in the next twenty years. Some of the employment opportunities may be minimum wage, but also persons making wages as much as \$20-\$22 an hour.

There will also be a need to update the City's infrastructure, specifically its roadways and transportation needs.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The establishment of the Designation Medical Center (DMC) enhancement may affect jobs and business growth opportunities. It is projected more than 35,000 new jobs (skilled and unskilled) in the Rochester area in the next twenty years. Some of the employment opportunities may be minimum wage, but also persons making wages as much as \$20-\$22 an hour.

The Mayo Clinic is by far the largest employer in the Olmsted County Market employing 35,000. According to the MN Department of Employment and Economic Development, the Mayo Clinic is the third largest employer in Minnesota, behind the State of Minnesota and the United States Federal Government. The Designation Medical Center (DMC) initiative goal is to secure Rochester's and Minnesota Status as a global medical destination.

DMC main objectives are as follows:

Sustain a global destination offering patients to receive the most advanced medical care in the world.

Attract the most promising students and sophisticated healthcare professionals from across the globe.

Leverage presence igniting institutional and commercial research in an environment that encourages shared knowledge, partnerships, medical advancements and innovation.

Representatives of the largest employers in the Olmsted County Market Area were surveyed on topics such as recent trends in job growth, average wages & salaries, employee turnover, projected job growth. In addition the survey asked their opinion related to housing, specifically the current supply and needs of the workforce.

Results of survey:

employers could not identify a central location that most employees commute to their workplace.

Hiring is expected to remain steady or increase over the next three to five years as service needs and business condition dictate.

General consensus that most employees own their homes, but new employees relocating to Olmsted County from other areas tend to rent.

The Olmsted County HRA is working towards accessing the local tax levy. The levy would be 0.0185 percent of the estimated market value for homes within the county, capturing more than \$2 million annually.

### **How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

As provided by the Department of Employment and Economic Development indications show long-term growth, high paying jobs located in Southeast Minnesota Planning Area.

The largest number of job openings in Southeast Minnesota are:

- Heavy and Tractor-Trailer Truck Drivers, which will be experiencing an estimated 1,780 openings.
- Business Operations Specialists and Licensed Practical and Licensed Vocational Nurses will experience a significant number of estimated job openings with 1,110 and 1,070 respectively. A high-percentage of these jobs will be located in Rochester.
- Heating, Air Conditioning and Refrigeration Mechanics, will experience a 51.5% change (+240 jobs).
- Plumbers, Pipe fitters and Steamfitters are projected to grow by 47.4%.

The Southeast Minnesota Planning Area is projected to gain 97,350 estimated job openings, which will be a 14.3% change from the previous decade.

The Rochester Workforce Center (RWC) understands with meeting the needs of employers and industries. Their Regional Labor Market Analysts and workforce economists are the state's experts on the latest labor market intelligences, economic conditions and trends. They provide accessible expertise, analysis service and training.

RWC have the tools to publicize job opportunities, business development representative assist businesses finding and train the appropriate workers. Business representatives assist companies with workforce problems, offering solutions meeting specific business needs.

The Rochester Area Economic Development, Inc. (RAEDI) is another agency assisting businesses and entrepreneurs in securing the private and/or public resources needed to execute business plans. Services include Financial Packaging, Business Planning, Site/Location Support, Business/Community Advocacy.

RAEDI has completed the Rochester Area Journey to Growth Plan, a comprehensive five-year strategy plan coordinated by RAEDI and the Rochester Area Chamber of Commerce to effectively grow and diversity the economy of the Rochester area. While Health care will always be critical to the Rochester area's economy, the eight month planning effort focused on creating a competitive environment for business growth across the wide range of Rochester area employment sectors.

Median salary is estimated to be approximately \$35,200/year.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The local Workforce Center provides training and support. In addition, the University of Minnesota has established a four-year college, addressing medical and business needs.

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The Designation Medical Center (DMC) proposes transform Rochester into a worldwide destination medical center. The DMC is projected to bring 35,000 to 45,000 new jobs to the State of Minnesota over the next few decades which may will impact Olmsted County, including the City of Rochester. Because the DMC plan is still the development stages there are many unknowns at this time. It is estimated that a DRAFT master development plan for the DMC will be completed during 2015 providing an opportunity to address key issues and milestones. Actions to assist the needed workforce in gaining the needed skills will be addressed working with the Rochester Workforce Center and the Rochester Area Economic Development, as needed.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No

**Discussion**

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The City of Rochester has established a target area for their CDBG Housing Rehabilitation 2% Loan Program. The target area was established with consideration of the age of the housing and possibility of the presence of lead-based paint in the structure.

The City of Rochester has no concentrated areas where households with multiple housing problems. Units are scattered throughout the city in various locations.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City of Rochester does not have any concentrated area of racial, ethnic minorities or low income families.

**What are the characteristics of the market in these areas/neighborhoods?**

NA

**Are there any community assets in these areas/neighborhoods?**

Community assets are distributed through areas/neighborhoods in the City.

**Are there other strategic opportunities in any of these areas?**

Strategic opportunities not needed.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The general priorities for allocating CDBG funding within the jurisdiction are geographically city-wide, with the exception of the City's Home Rehab program located in a target area approved by the City Council. The general priorities and needs are:

- affordable housing
- public services
- public facilities
- planning

The rationale for establishing the allocation priorities given to each category of priority needs is extremely low income, low-income and moderate income households, consultation with City Council members and subrecipients requesting CDBG funding.

Proposed accomplishments and outcomes are availability/preservation of affordable housing, provision of public services, and rehabilitation of public facilities.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

**Table 48 - Geographic Priority Areas**

#### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The only CDBG activity operating within a Target Area is the City Home Rehab program. The area was established using characteristics that include aged structures and low and moderate income block groups. Described as follows: Census Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

#### **Area 1**

Starting at the intersection of Olmsted County Road 1 and Minnesota State Highway 52 (Hwy 52) running North of Hwy 52 then West on 5th Street SW then North on 23rd Avenue SW then East on 2nd Street NW then North on Hwy 52 then West on 14th Street NW then North on Valleyhigh Drive NW then East on the North property line of properties on 26th Street NW then North on 18th Avenue NW then East on Cascade Street NW then South on 12th Avenue NW then East on Elton Hills Drive NE to North Broadway Avenue then East on 17th Street NE then South on the East rear property line of properties on 3rd Avenue NE then East on 15th Street NE then South on 7 ½ Avenue NE then East on 16th Street NE to 17th Street NE then East on 17th Street NE then South on 11th Avenue NE then East along 16th street NE then South on 14th Avenue NE then East on 15th Street NE then South on Viola Road NE then South on the East property line of properties on 12th Street NE and 10th Street NE and including the properties on 19th Avenue NE then South on 19th NE/SE then West on 12th Street SE then South on Marion Road SE then East on Eastwood Road SE then South on the rear property line of properties on Harbor Drive SE then West on the rear property line of properties on Harbor Drive SE then South on 30th Avenue SE then West on 20th Street SE then South on Marion Road SE then South on 30th Avenue SE then West along Badger Creek then West on 20th Street SE then South on 11th Avenue SE then East on 24 ½ Lane SE then South on 20th Avenue SE then West on 31st Street SE then South on 11th Avenue SE to the starting point.

#### **Area 2**

Starting at the intersection of 36th Avenue SE and Olmsted County Road 9 go East on Olmsted County Road 9 then South on Sunnydale Lane SE then South on 40th Avenue SE then West on Strathmore Lane SE then West on Sheffield Lane SE then North on 36th Avenue SE to the starting point.

### Area 3

Starting at the intersection of Minnesota State Highway 52 (Hwy 52) and 55th Street NW go East on 55th Street NW then South on 18th Avenue NW then West on 48th Street NW then South on 21 ½ Avenue NW then West on 41st Street NW then North on Hwy 52 to the starting point.

### Area 4

Starting at the intersection of 41st Street NW and 13th Avenue NW go North on the rear property line of properties on 13th Avenue NW then East on 48th Street NW onto Essex Parkway then South on West River Parkway then West to the starting point.

Other funds allocated are geographically citywide, including multiple housing areas. The City has no concentrated problems areas.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

Table 49 – Priority Needs Summary

1	<b>Priority Need Name</b>	Owner Occupied Rehabilitation
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Preserve and improve the existing affordable housing stock. Reduce the hazard of lead-based paint in existing housing. Improve energy efficiency.
	<b>Basis for Relative Priority</b>	Age of housing Lead Base Paint
2	<b>Priority Need Name</b>	Rehabilitation of Rental Units
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	

	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Preserve and improve the existing affordable rental housing stock. Reduce the hazard of lead-based paint in existing rental housing. Improve energy efficiency.
	<b>Basis for Relative Priority</b>	Need for affordable rental housing.
<b>3</b>	<b>Priority Need Name</b>	Emergency Shelter for the Homeless
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Support the existing operation programs and facilities for homeless persons / families in Rochester.
	<b>Basis for Relative Priority</b>	Needs for homeless shelter
<b>4</b>	<b>Priority Need Name</b>	Special Needs Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	Affordable accessible housing options for handicapped persons in accessible locations within the City of Rochester.
	<b>Basis for Relative Priority</b>	Need for special needs/accessible housing
5	<b>Priority Need Name</b>	Youth Programs
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	Affordable accessible youth programs.
	<b>Basis for Relative Priority</b>	Addressing needs for low-moderate income households with youth
6	<b>Priority Need Name</b>	Child Care Programs



	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	Support affordable child care programs.
	<b>Basis for Relative Priority</b>	Address needs for child care support services for low and moderate income families
7	<b>Priority Need Name</b>	Senior Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	Support affordable senior services
	<b>Basis for Relative Priority</b>	Address needs for senior citizens support programs
8	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	New affordable housing units that provide LMI homebuyers with access to homeownership units, meeting the demand for additional affordable rental, owner-occupied, senior and special needs housing.
	<b>Basis for Relative Priority</b>	Address needs for low-moderate income persons/households with affordable housing
9	<b>Priority Need Name</b>	Public Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facilities

	<b>Description</b>	Expand or improve facilities serving low-moderate income persons/households, including accessibility improvements.  Testing and removal of hazardous materials.
	<b>Basis for Relative Priority</b>	Address public facility improvements that provide services for low and moderate income persons.
<b>10</b>	<b>Priority Need Name</b>	Planning
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Planning
	<b>Description</b>	Study needs of low-moderate income populations throughout the city.
	<b>Basis for Relative Priority</b>	Support requests from agencies with planning activities for programs that serve low and moderate income persons.
<b>11</b>	<b>Priority Need Name</b>	Neighborhood Facilities
	<b>Priority Level</b>	Low
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Facilities
	<b>Description</b>	Expand or improve parks and recreation facilities providing adequate places for social gathering, cultural, educational and recreational activities.  Testing and removal of hazardous materials.

	<b>Basis for Relative Priority</b>	Address needs for Neighborhood Facilities that provide service for low and moderate income persons.
<b>12</b>	<b>Priority Need Name</b>	Handicapped Services
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Non-housing Community Development
	<b>Geographic Areas Affected</b>	
	<b>Associated Goals</b>	Public Service
	<b>Description</b>	Affordable, accessible services for handicapped persons in accessible locations within the City of Rochester.
	<b>Basis for Relative Priority</b>	Support needs for accessible services for low and moderate income persons.

#### Narrative (Optional)

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	<p>There may be a high demand in the rental market due to an improved economy, low percentage of vacant units, the establishment of the Designation Medical Center driving up the cost burden for affordable housing.</p> <p>The aging housing stock in the City's approved target area make the rehabilitation of housing stock a high priority.</p> <p>The increasing demand continues to put pressure on the two primary problems affecting the housing market, cost burden and availability.</p>
Rehabilitation	<p>There may be a high demand in the rental market due to an improved economy, low percentage of vacant units, the establishment of the Designation Medical Center driving up the cost burden for affordable housing.</p> <p>The aging housing stock in the City's approved target area make the rehabilitation of housing stock a high priority.</p> <p>The increasing demand continues to put pressure on the two primary problems affecting the housing market, cost burden and availability.</p>
Acquisition, including preservation	<p>There may be a high demand in the rental market due to an improved economy, low percentage of vacant units, the establishment of the Designation Medical Center driving up the cost burden for affordable housing.</p> <p>The aging housing stock in the City's approved target area make the rehabilitation of housing stock a high priority.</p> <p>The increasing demand continues to put pressure on the two primary problems affecting the housing market, cost burden and availability.</p>

**Table 50 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	534,863	40,000	0	574,863	100,000	

Table 51 - Anticipated Resources

### Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Rochester expects Community Development Block Grant (CDBG) funding to be available from the Department of Housing and Urban Development during the five year period of this Consolidated Plan.

CDBG funds are used to leverage additional private, state and local resources from agencies that are allocated CDBG funds. The City does not obtain the leverage or matching funds from the subgrantees. Private, state and local funds from the agencies are distributed through the agencies. These funds are distributed prior to spending the CDBG funding.

The City of Rochester anticipate additional resources from Minnesota Housing Finance Agency provided to the local HRA, developers (TIF funding) and non-profits serving low-moderate income persons.

The Olmsted County Board of Commissioners is considering a HRA property tax levy. The tax levy could be used to leverage additional government and nonprofit investment assisting with development of new housing and other programs in Olmsted County, including the City of Rochester. If enacted, assistance with development of housing units may begin at the earliest 2017.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

NA

#### **Discussion**

NA

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Ability Building Center	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction
CHILD CARE RESOURCE & REFERRAL	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
ALDRICH NURSERY SCHOOL	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
BOYS & GIRLS CLUB OF ROCHESTER		Non-homeless special needs public services	Jurisdiction
Women's Shelter	Non-profit organizations	Homelessness	Jurisdiction
UNITED WAY OF OLMSTED COUNTY	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
OLMSTED COUNTY HRA	PHA	Public Housing Rental	Jurisdiction
ROCHESTER AREA FOUNDATION - FIRST HOMES	Non-profit organizations	Ownership Rental	Jurisdiction
SALVATION ARMY	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
BEAR CREEK SERVICES	Non-profit organizations	Non-homeless special needs Rental public facilities public services	Jurisdiction



Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Hiawatha Homes	Non-profit organizations	Non-homeless special needs Rental public facilities public services	Jurisdiction

**Table 52 - Institutional Delivery Structure**

### **Assess of Strengths and Gaps in the Institutional Delivery System**

The City of Rochester 's strength is that it has a history of coordinating with agencies requesting the use of CDBG funding providing services to the low and moderate income persons.

The City's greatest need is increased capacity in housing services, particularly permanent housing, a single site emergency shelter and rental assistance. This gap can be addressed through additional funding sources whether federal, state or local. Services are available to all persons experiencing homelessness.

The institutional structure for carrying out the programs for people who are homeless is Olmsted County Community Services (through the Olmsted County Homeless Community Network (HCN)) one of the CoC's 20 county teams that has a long standing collaboration of a variety of agencies. The HCN committee addresses housing and supportive services for the homeless. The HCN meet every month under the leadership of Three Rivers.

Strength in the delivery through the following programs:

Next Chapter Ministries – transitional housing for 9 months

Damascus Way – One house with 16 beds, licensed by State of MN.

Transitional Living Center – 10 bed unit for ex-offenders. DFO Correction and ATTIC collaborative 9 subsidies

Olmsted County HRA – Permanent Housing – 17 efficiency apartments for adults with mental illness, chemical dependency, or HIV homeless, Bridges Program- 8 homeless subsidies and 1 long term, additional, Transitional Rental Assistance Program (T-RAP), funded by MN Housing serving single female head of household, serves 20 households, housing voucher program.

Zumbro Valley Mental Health Center – Shelter Plus Care Site – 12 apartments, Thomas House – permanent residential group home, Shared Housing – Congregate supported housing for adults, Northgate Apartments – permanent supportive 12-1 bedroom units, Scattered Site Apartments – permanent supportive for adults, 30 units, Homeless Services – case management.

Olmsted County Veterans Services – Assists veterans in apply for temporary financial assistance from the State Soldiers Assistance program.

Salvation Army – Castlevue Apartment – 16 units for single adults, Rapid Re-Housing and Emergency Solutions Grant for homeless individuals with case management up to 24 months, Rural Housing Assistance and Stability Program (RHAP) funded by MN Housing assisting homeless families and individuals with first month's rent and/or deposit.

Silver Creek Corners – Permanent supportive housing for 40 single adults who are chronic inebriates.

During, July 2013, 61 homeless people were sheltered in Olmsted County's eight facilities. This included 31 women and 26 children (63% of the total persons sheltered). Only four men were sheltered. There are fewer options for homeless men, as most facilities serve single women or women with children. During January, 2013, 70 people were sheltered in Olmsted County, the percentage of men, women and children sheltered was similar to the July, 2013 survey.

Participation of the bi-yearly shelter survey varies by agencies. Lack of participation or warmer weather may have contributed to the lower numbers in comparison to the 2013 January survey.

#### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS	X		
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			

Table 53 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Rochester does not provide these services directly, but coordinates with providers to meet the needs of the homeless within the community. Services targeting homeless persons are provided by the following agencies:

**The Women's Shelter** provides short-term, temporary, emergency housing for women and children seeking safety from domestic abuse at their Regional Shelter, International Shelter, Transition House. During 2013, 155 women and 135 children for a total of 290 people were assisted in the Women's Shelter facilities. The average length of stay was about 37 days, though some may stay longer depending on needs. 386 women were not housed due to lack of space.

**Silver Creek Corners** is a 40 bed supportive housing facility which houses homeless individuals who are chronic inebriates. This project is a collaboration between the Olmsted County HRA, Center City Housing Corporation and Olmsted County Adult and Family Services. Olmsted County Adult Services provides housing support and case management to the individuals residing there.

**The Francis** provides permanent supportive housing to 17 homeless individuals. Support services are provided by Olmsted County Community Services.

**Olmsted County** provides the following programs: Emergency Assistance Program and Emergency General Assistance Program both short-term assistance for a current shelter/utility crisis (one issuance in a 12 month period) that eligible households cannot meet with their own resources. Funded through the MFIP consolidated fund, allocated through the State of Minnesota and are limited. Transitional

Living Center serves to prevent homelessness and improve the chance that offenders can integrate back into the community successfully by providing short term housing for ex-offenders being released from prison or the local detention center. Maximum stay is limited to 90 days.

**Inter Faith Hospitality Network (IHN).** Has 15 sites and 35 additional faith community assist with the mission providing nightly housing, meals and support. IHN of Greater Rochester has served more than 284 families since it opened in March 2001. More than half of these families found permanent housing and employment and remain in the Rochester Area. About 40 percent of the families are from Olmsted County. Guests must be referred to IHN from a social service agency.

**Salvation Army** provides the following programs for homeless persons: Supplemental Food Shelf – satellite food bank, Emergency Assistance offering basic needs including showers, toiletries, clothing or furniture, housing guides, utility assistance and transportation needs. Free Lunch program, Free Evening Dinner Meals, Bread Distribution baked goods collected from local grocers and bakeries. Transitional Housing providing affordable housing to at-risk families needing assistance with basic living skills, Permanent Housing at their Castlevue Apartments a permanent, supportive housing complex for single adults, chronically homeless or disabled.

**Zumbro Valley Mental Health Center** provides Housing Options, Housing Options Subsidy Program, Transitional Housing Program and Northgate Community Housing. These programs offer housing or housing assistance to persons that are homeless or at risk of homeless.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The City's greatest need is increased capacity in housing services, particularly permanent housing, a single site emergency shelter and rental assistance. This gap can be addressed through additional funding sources whether it be federal, state or local. Services are available to all persons experiencing homelessness.

The institutional structure for carrying out the programs for people who are homeless is Olmsted County Community Services (through the Olmsted County Homeless Community Network (HCN)) one of the CoC's 20 county teams that has a long standing collaboration of a variety of agencies. The HCN committee addresses housing and supportive services for the homeless. The HCN meet every month under the leadership of Three Rivers.

The Olmsted County HRA is responsible for managing HUD Voucher Choice Program (previous Section 8 program).

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City of Rochester will continue to partner with agencies work towards overcoming the gaps in the institutional structure and service delivery system to address priority needs.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing		Owner Occupied Rehabilitation Rehabilitation of Rental Units Emergency Shelter for the Homeless Special Needs Housing Affordable Housing	CDBG: \$1,250,000	Homeowner Housing Rehabilitated: 100 Household Housing Unit
2	Public Service	2015	2019	Non-Housing Community Development		Youth Programs Child Care Programs Senior Services Handicapped Services	CDBG: \$200,000	Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
3	Public Facilities	2015	2019	Non-Housing Community Development		Public Facilities Neighborhood Facilities	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5 Persons Assisted  Facade treatment/business building rehabilitation: 5 Business

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning	2015	2019	Non-Housing Community Development		Planning	CDBG: \$60,000	Other: 1 Other

Table 54 – Goals Summary

## Goal Descriptions

1	Goal Name	Affordable Housing
	Goal Description	Providing decent housing which includes assisting homeless persons obtain affordable housing, assisting individuals and families at risk of becoming homeless, retention of affordable housing stock, increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income individuals and families, particularly to members of disadvantage minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability; increasing the supply of supportive housing which includes structural features and services to enable person with special needs (including person with HIV/AIDS) to live in dignity and independence; and, providing affordable housing that is accessible to job opportunities.
2	Goal Name	Public Service
	Goal Description	Youth programs, senior services, accessibility services.
3	Goal Name	Public Facilities
	Goal Description	Structure improvements, neighborhood facilities and accessibility improvements for agencies that assist low and low-moderate income persons.

4	Goal Name	Planning
	Goal Description	Addressing needs of census blocks with low and low-moderate income households.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

An estimated 100 extremely low-income and moderate-income families will be provided affordable housing during five year period 2015-2019 of the City's Consolidated Plan.



## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The City of Rochester does not own or manage any public housing units. Public housing programs are delivered by the Olmsted County HRA. The City will continue to provide assistance either supportive or financially upon request by the Olmsted County HRA.

### **Activities to Increase Resident Involvements**

The City of Rochester does not own or manage any public housing units. Public housing programs are delivered by the Olmsted County HRA. The City will continue to provide assistance either supportive or financially upon request by the Olmsted County HRA.

The Olmsted County HRA (OCHRA) administers programs through Olmsted County, including the City of Rochester. The OCHRA is responsible for the following programs:

Rental Assistance, two types of programs, Tenant based (Low Income Public Housing - LIPH) owns and manages a total of 110 public housing units within the City of Rochester. Homestead Green - 30 units, Homestead Terrace - 30 units, Westwood - 30 units and 20 single family, scattered sites. In addition, the Olmsted County HRA receives Capital Funds from the US Department of Housing and Urban Development on an annual basis.

The Olmsted County HRA provides additional affordable housing through the following projects:

Housing Options Program (HOP), local tenant-based program for tenants with special needs.

Transitional Housing Assistance Program (T-RAP), tenant-based state program for single mothers and households of color.

Rehabilitation programs for single family dwellings, Community Fix Up, Fix Up Fund, MN Housing Rehabilitation.

Rehabilitation programs for multi-family dwellings, 6 percent Rental Rehabilitation Loan, Home Rental Rehabilitation Loan program

The OCHRA works with Olmsted County Community Services - Adult Services and Zumbro Valley Mental Health Center administering the Shelter Plus Care program.

The OCHRA own a number of rental properties described as:

Flood Homes. The Olmsted County HRA manages and maintains 14 properties with a total of 15 units. The Olmsted County HRA leases these properties to low-moderate income households. The revenues are to be used assisting low-moderate income persons at a rent which is below market.

River's Edge. This is a mixed income development which provides a number of affordable and high end units. The project has a total of 39 units.

The Frances (previous known as Candle Rose Apartment). Consisting of 19 units providing housing with supportive services for the homeless. Supportive services to be provided by Olmsted Community Services.

Rolling Heights. The project consists of 16 units (14 – one bedroom and 2 – two bedroom) for elderly/ disabled housing.

Silver Creek Corners is Permanent Supportive Housing for Public Inebriates. A new structure was constructed consisting of 40 single resident occupancy units with meals provided with round the clock staffing. This was a collaborative project between City Center Housing Corp., Olmsted County Community Services and the Olmsted County HRA.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No

**Plan to remove the 'troubled' designation**

NA

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

There are no negative effects of public policies on affordable housing and residential investment.

The City of Rochester is committed to building an inclusive community. To this end, the City of Rochester is committed to:

- Supporting the Olmsted County Human Rights Ordinance and the work of the Olmsted County Human Rights Commission in implementing the Ordinance;
- Supporting low income tax credit housing and other subsidized housing of high quality, in locations that are accessible to employment, neighborhood amenities, and commercial services.
- Supporting well designed private development proposals that include townhouses, condominiums, apartments, and appropriate commercial uses as part of neighborhood development areas.
- Enforcing minimum standards for housing and enforce such ordinances as the Disorderly Use Ordinance in order to address neighborhood concerns about crime and potential impacts on property values.
- Increasing the supply of land zoned for lower cost housing, especially providing for mixtures of housing by style and cost.
- Providing for neighborhoods that are integrated by income class, race, age, and ability, and that are accessible to all modes of travel by all age and ability levels.
- Providing incentives to developers to accommodate affordable housing up front as part of well-planned communities.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Rochester will continue to offer and consider requests for CDBG funding from agencies that work with housing and public services activities.

The Olmsted County HRA is working towards utilizing the local tax levy, capturing more than \$2 million annually. The tax levy could be designated to address housing needs and incentive for private developers to build affordable units.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Rochester will continue to offer and consider requests for the CDBG funding to agencies that work with homeless programs including housing and supportive service activities.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City of Rochester will continue to offer and consider requests for the CDBG funding to agencies that work with emergency shelter and transitional housing needs of homeless persons.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City of Rochester will continue to offer and consider requests for CDBG funding to agencies that work with homeless persons (especially chronically homeless individuals and families, families with children, veteran and their families and unaccompanied youth).

### **Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City of Rochester will continue to offer and consider requests for CDBG funding to agencies that work with low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or who are receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

It is estimated that there are 46,133 housing units located within the City of Rochester. The Census shows that 53% (24,449) of the housing stock was built prior to 1979. A Study “Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately owned Housing, Report to Congress, HUD December 7, 1990” states that 90% of homes built before 1940 contain lead-based paint and 62% of those built between 1960 and 1978.

All project contracts require compliance with the Lead Based Paint Poisoning Prevention Act.

All participants of the City’s Home Rehabilitation Program are provided the brochure on the hazards of lead-based paint and are required to complete and sign a lead-based paint certification. They are also required to sign acknowledgement of receiving a copy of the US Department of Housing and Urban Development Lead-Base Paint Notification form.

A lead-based paint risk assessment test and clearance is conducted on all projects receiving CDBG funding.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

It is estimated that there are 46,133 housing units located within the City of Rochester. The Census shows that 53% (24,449) of the housing stock was built prior to 1979. A Study “Comprehensive and Workable Plan for the Abatement of Lead-Based Paint in Privately owned Housing, Report to Congress, HUD December 7, 1990” states that 90% of homes built before 1940 contain lead-based paint and 62% of those built between 1960 and 1978.

The actions listed above help to ensure that low and moderate-income persons have a greater number of options for living in safe, affordable housing.

### **How are the actions listed above integrated into housing policies and procedures?**

These actions are aligned with the goals of this Consolidated Plan and are an integral part of the delivery of decent and safe housing for low and moderate-income individuals and families.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The estimated 2013 population of Rochester presently provided by the US Census Bureau is 110,742.

There are 18 census tracts within the City limits with a portion of 14 tracts considered as low-mod areas. Some of the actual block groups within these census tracts have low-to-moderate income residents ranging from 50% to 100%.

According to the US Bureau of Census Quick Facts information regarding the income and poverty status in Rochester is as follows:

- Median Income in 2013
- Households: \$57,957
- Per Capita Income: \$30,977
- Total Population: 110,742
- Poverty Status: Families below poverty level 6.0%
- Individuals below poverty level 9.9%

The City of Rochester does not provide any programs that directly address the reduction of poverty level for persons (including worst-case & underserved needs, and persons with disabilities) residing within the City of Rochester. Most programs working with poverty level persons (including worse-case & underserved needs, and persons with disabilities) are addressed through the Community Services Department of Olmsted County (including the City of Rochester) and private non-profit agencies.

The City of Rochester acknowledges that the major obstacle to meeting underserved needs is the lack of funding and recognizes the need for such programs by supporting agencies that work with state and federal sources on obtaining financing for their programs. In addition, the City of Rochester ensures compliance with program and comprehensive planning requirements.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City of Rochester will continue to partner with housing and supportive agencies that provide services to low and moderate-income residents.

The City of Rochester will continue to fund its Home Rehabilitation Program. In addition to annual funding, when loans are repaid (the Repayment of the loan is required if the title has been transferred or sold). Repayment of loans is placed in the Home Rehabilitation revolving loan activity providing funding for additional projects.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All recipients of Community Development Block Grant (CDBG) Program funds are required to complete an agreement with the City of Rochester. This agreement specifies the amount of CDBG funding received and what regulations the recipient must meet to spend the funding. The agreement also includes a description of their CDBG funding activity, national objective that is being met and performance measurement objective/outcome/statement.

The CDBG Administrator addresses the required environmental issues for each activity that receives CDBG funding.

The CDBG Administrator, for the City of Rochester, monitors all recipients of CDBG funding either at the time of spending or during completion of the CAPER reporting. The monitoring may consist of reviewing the year end independent audit, required to be completed by each recipient receiving over \$25,000 of CDBG funding, record keeping requirements, including any program income. For program eligibility, the City's Five Year Consolidated Plan requirements and performance measurement objective/outcome/statement activities are reviewed at the time of application for CDBG funding.

The City of Rochester does not release CDBG funding to a recipient, prior to use. The CDBG Administrator and the City Administrator's Office review each payment request individually and approve payments as the recipient submits a request for payment. When submitting a payment request, the recipient must include supporting documentation or provide staff access to files that present evidence that the activity meets a National Objective and the record keeping requirements.

All activities are required to report information required for IDIS reporting, allowing the City of Rochester to complete its Consolidated Annual Performance and Evaluation Report (CAPER) to the US Department of Housing and Urban Development.

The City of Rochester, as required by HUD, has an annual independent audit completed. To date, there have been no findings regarding the use of CDBG funding or the City's procedure in monitoring the activities of CDBG funding.

The CDBG Administrator provides technical assistance to citizen and/or groups as requested.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	534,863	40,000	0	574,863	100,000	

**Table 55 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The City of Rochester expects Community Development Block Grant (CDBG) funding to be available from the Department of Housing and Urban Development during the five year period of this Consolidated Plan.



CDBG funds are used to leverage additional private, state and local resources from agencies that are allocated CDBG funds. The City does not obtain the leverage or matching funds from the subgrantees. Private, state and local funds from the agencies are distributed through the agencies. These funds are distributed prior to spending the CDBG funding.

The City of Rochester anticipate additional resources from Minnesota Housing Finance Agency provided to the local HRA, developers (TIF funding) and non-profits serving low-moderate income persons.

The Olmsted County Board of Commissioners is considering a HRA property tax levy. The tax levy could be used to leverage additional government and nonprofit investment assisting with development of new housing and other programs in Olmsted County, including the City of Rochester. If enacted, assistance with development of housing units may begin at the earliest 2017.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

NA

**Discussion**

NA

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2015	2019	Affordable Housing		Owner Occupied Rehabilitation Emergency Shelter for the Homeless	CDBG: \$390,138	Homeowner Housing Rehabilitated: 15 Household Housing Unit Homeless Person Overnight Shelter: 392 Persons Assisted
2	Public Service	2015	2019	Non-Housing Community Development		Youth Programs	CDBG: \$71,718	Public service activities other than Low/Moderate Income Housing Benefit: 1971 Persons Assisted
3	Public Facilities	2015	2019	Non-Housing Community Development		Neighborhood Facilities	CDBG: \$35,032	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4385 Persons Assisted

Table 56 – Goals Summary

#### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>Affordable Housing Activities include the following programs/agencies:</p> <ul style="list-style-type: none"> <li>• Rochester Area Foundation - First Homes Properties</li> <li>• City's Home Rehab Program</li> <li>• Women's Shelter</li> </ul>
2	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	<p>Public Service Activities include the following:</p> <ul style="list-style-type: none"> <li>• Aldrich Memorial Nursery School</li> <li>• Boys &amp; Girls Club of Rochester</li> <li>• Rochester Area Family Y</li> <li>• United Way of Olmsted County</li> </ul>
3	<b>Goal Name</b>	Public Facilities
	<b>Goal Description</b>	<p>Public Facilities activities include the following agencies:</p> <ul style="list-style-type: none"> <li>• Ability Building Center</li> <li>• Bear Creek Services</li> <li>• Hiawatha Homes Foundation</li> <li>• Channel One Food Bank</li> </ul>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Through the public hearing process and it's adopted Citizen Participation Plan, the City of Rochester allocated an estimated \$540,000 to serving low and moderate income persons within the City of Rochester.

#### Projects

#	Project Name
1	Aldrich Memorial Nursery School
2	Boys & Girls Club of Rochester
3	City's 2% Home Rehab Loan Program
4	Women's Shelter
5	United Way of Olmsted County
6	Rochester Area Family Y
7	Hiawatha Homes Foundation
8	Rochester Area Foundation - First Homes Properties
9	Ability Building Center
10	CDBG Administration
11	City's 2% Home Rehab Loan Program Administration
12	Bear Creek Services
13	Channel One Food Bank

**Table 57 – Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The activities address the priorities established in the 2015-2019 Consolidated Plan.

The Rochester City Council accepted applications for the 2015 CDBG funding cycle. Requests receiving 4 or more votes from the City Council were allocated funding.

Obstacles to addressing underserved needs are funding source.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	Aldrich Memorial Nursery School
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$3,990
	<b>Description</b>	This program is administered by Aldrich Memorial Nursery School and provides financial assistance to low and moderate income families with children four and five years old of age, allowing participation of early childhood education in a pre-school program. Approximately 500 pre-school children are served at Aldrich Memorial Nursery School during a school year.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Low-moderate income families
	<b>Location Description</b>	855 Essex Parkway NW Rochester, MN 55901
2	<b>Planned Activities</b>	
	<b>Project Name</b>	Boys & Girls Club of Rochester
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$22,965

	<b>Description</b>	Assist with staff costs to provide the Healthy Meals for Healthy Kids, a daily meal program combined with nutrition education for youth at the Boys & Girls Club of Rochester. This program provides meals using healthy ingredients, including produce from local growers in a farm-to-table approach. The program also includes nutrition education, including cooking classes for youth ages 10-18.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	700 youth
	<b>Location Description</b>	1026 East Center Street, Rochester, MN
	<b>Planned Activities</b>	
<b>3</b>	<b>Project Name</b>	City's 2% Home Rehab Loan Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Owner Occupied Rehabilitation
	<b>Funding</b>	CDBG: \$258,300
	<b>Description</b>	The City will provide a two percent (2%) simple interest bearing deferred loan of up to \$30,000 per unit to low-moderate income owner occupants for rehabilitation of substandard single family structures. Applications are accepted throughout the year on a first-come, first-served basis and placed on an existing waiting list. The 2% simple interest bearing loans must be repaid when the property is sold or transferred or if the property ceases to be the owner's principal place of residence. Properties eligible must be located in the approved target areas, located within the City of Rochester. The program is administered by staff of the Rochester-Olmsted Planning Department, Housing Division.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15

	<b>Location Description</b>	Target area adopted by the Rochester City Council.
	<b>Planned Activities</b>	
<b>4</b>	<b>Project Name</b>	Women's Shelter
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Emergency Shelter for the Homeless
	<b>Funding</b>	CDBG: \$21,214
	<b>Description</b>	Women's Shelter, Inc. (WSI) is a non-profit providing service to battered women's needs. Services provided by WSI include: emergency shelter, transitional housing, educational services and criminal justice intervention. CDBG funds were allocated to assist with cost of replacing the deteriorating roof at the International Shelter an emergency shelter for homeless women.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	392 abused women and children
	<b>Location Description</b>	Confidential
	<b>Planned Activities</b>	
<b>5</b>	<b>Project Name</b>	United Way of Olmsted County
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$35,713



	<b>Description</b>	The United Way of Olmsted County was founded in 1925 as a 501(c)(3) non-profit to address community needs, a mission it continues to serve. Assist with staffing and expenses and for the Community Gang Initiative (CGI) to grow and sustain the community collaborative involving a wide cross-section of partners. The CGI collaborative brings together partners offering a range of supports and opportunities to youth before, during and after school, and throughout the year. Such partnerships facilitate multiple outcomes; greater connections between schools and their communities; safer neighborhoods; children prepared to learn and achieve at high standards; greater community pride; and students poised to be productive adults and active citizens in their community.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 youth from low-moderate income households
	<b>Location Description</b>	903 Center Street West, Rochester, Mn 55902
	<b>Planned Activities</b>	
<b>6</b>	<b>Project Name</b>	Rochester Area Family Y
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Youth Programs
	<b>Funding</b>	CDBG: \$9,050
	<b>Description</b>	Provide swimming lesson scholarships to a greater number of children in low income and minority groups. Funding will allow 200 low income youth ages 3-12 to learn a lifesaving skill at a critical time in their life. Completing lessons gives children a sense of accomplishment and builds self-confidence all of which shapes a greater community.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200 youth from low-moderate income families.
	<b>Location Description</b>	709 First Avenue SW, Rochester, MN 55902
	<b>Planned Activities</b>	
<b>7</b>	<b>Project Name</b>	Hiawatha Homes Foundation

	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$7,590
	<b>Description</b>	Hiawatha Homes Foundation was created in 1983 as an agency whose mission is to financially support community services, including residential facilities that promote dignity and independence in the lives of persons with developmental disabilities with appropriate care, supervision and guidance. Assist with the cost of widening the cement ramp, add railings and create accessibility at the rear entrance of the building housing the Family Support Services program. The program offers in-home support for individuals in their own home, the School Aged Kids Interaction Program and the Life Enrichment and the Exploration Program.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1
	<b>Location Description</b>	2600 North Broadway, Rochester, MN 55906
	<b>Planned Activities</b>	
8	<b>Project Name</b>	Rochester Area Foundation - First Homes Properties
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Owner Occupied Rehabilitation
	<b>Funding</b>	CDBG: \$60,624
	<b>Description</b>	In 1999, the Rochester Area Foundation (RAF)- First Home Properties, prompted by a shortage of affordable housing options for families in Rochester and the surrounding area, established the Heritage Homes Program. The program purchases single-family properties, complete renovations. The properties are added to the Community Land Trust for low-moderate income buyers to purchase. Funding provided to renovate up to five (5) single-family properties within the City of Rochester.
	<b>Target Date</b>	12/31/2015

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	9 First Time Homebuyer Low-Moderate Income households.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	
<b>9</b>	<b>Project Name</b>	Ability Building Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$17,711
	<b>Description</b>	The Ability Building Center is a non-profit providing rehabilitation and employment services for persons with disabilities and other special needs. CDBG funding allocated for two projects. \$5,000 to assist with cost of providing a handicapped accessible auto door opener between the Ability Enterprises program area and the work floor area for easier access for the participants and \$13,200 to replace the overhead door doors (replacement parts no longer available), the damaged steel curtain door between the dock and work participant work area and the damaged east fire exit door off the dining area at the main facility located at 1911 NW 14th Street, Rochester, MN.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	600 low-moderate income persons
	<b>Location Description</b>	1911 NW 14th Street, Rochester, MN
	<b>Planned Activities</b>	
<b>10</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$37,975

	<b>Description</b>	Funds to assist with the overall program, management, coordination, monitoring and evaluation of the CDBG program for the City of Rochester. Staffing is provided by the Rochester / Olmsted Planning Department.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	NA
	<b>Location Description</b>	NA
	<b>Planned Activities</b>	
<b>11</b>	<b>Project Name</b>	City's 2% Home Rehab Loan Program Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$50,000
	<b>Description</b>	Funds to assist with the program administration of the City's Single Family Rehabilitation 2% Loan Program Administration. Staffing is provided by the Rochester / Olmsted Planning Department.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	15 low-moderate income households
	<b>Location Description</b>	NA
<b>12</b>	<b>Project Name</b>	Bear Creek Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$4,476

	<b>Description</b>	A non-profit organization, providing housing and support services for children and adults with developmental disabilities and traumatic brain injuries. Request to install an incline concrete ramp with a railing from the back door of the Bear Creek Services office building into the back parking lot. Providing the ramp would allow the exit / entry point to be accessible. Currently, persons with special needs go out the front door, walk the length of the building to get to the rear yard. The ramp would also provide access to additional 30 parking spaces in the rear of the building.
	<b>Target Date</b>	12/31/2015
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	85 individual low-moderate income persons.
	<b>Location Description</b>	3108 Highway 52 North, Rochester, MN
	<b>Planned Activities</b>	
13	<b>Project Name</b>	Channel One Food Bank
	<b>Target Area</b>	
	<b>Goals Supported</b>	Public Facilities
	<b>Needs Addressed</b>	Public Facilities
	<b>Funding</b>	CDBG: \$5,255
	<b>Description</b>	Local Food Bank. Request to replace the existing flooring that is chipping and in need of replacement in the Supplemental Food Shelf. An average of 3,700 different household make their way through the food shelf, causing wear and tear on the floor due to weather elements, shopping carts and pallet jacks.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	3,700 low-moderate income households
	<b>Location Description</b>	131 SE 35th Street, Rochester, MN 55904
	<b>Planned Activities</b>	

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Rochester does not have any areas of low-income and/or minority concentration.

All activities for the 2015 Action Plan are city wide with the exception of the City's 2% Loan Home Rehab Program. The area was established using characteristics that include aged structures and low and moderate income block groups. Described as follows: Census Tracts 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10

#### **Area 1**

Starting at the intersection of Olmsted County Road 1 and Minnesota State Highway 52 (Hwy 52) running North of Hwy 52 then West on 5th Street SW then North on 23rd Avenue SW then East on 2nd Street NW then North on Hwy 52 then West on 14th Street NW then North on Valleyhigh Drive NW then East on the North property line of properties on 26th Street NW then North on 18th Avenue NW then East on Cascade Street NW then South on 12th Avenue NW then East on Elton Hills Drive NE to North Broadway Avenue then East on 17th Street NE then South on the East rear property line of properties on 3rd Avenue NE then East on 15th Street NE then South on 7 ½ Avenue NE then East on 16th Street NE to 17th Street NE then East on 17th Street NE then South on 11th Avenue NE then East along 16th street NE then South on 14th Avenue NE then East on 15th Street NE then South on Viola Road NE then South on the East property line of properties on 12th Street NE and 10th Street NE and including the properties on 19th Avenue NE then South on 19th NE/SE then West on 12th Street SE then South on Marion Road SE then East on Eastwood Road SE then South on the rear property line of properties on Harbor Drive SE then West on the rear property line of properties on Harbor Drive SE then South on 30th Avenue SE then West on 20th Street SE then South on Marion Road SE then South on 30th Avenue SE then West along Badger Creek then West on 20th Street SE then South on 11th Avenue SE then East on 24 ½ Lane SE then South on 20th Avenue SE then West on 31st Street SE then South on 11th Avenue SE to the starting point.

#### **Area 2**

Starting at the intersection of 36th Avenue SE and Olmsted County Road 9 go East on Olmsted County Road 9 then South on Sunnydale Lane SE then South on 40th Avenue SE then West on Strathmore Lane SE then West on Sheffield Lane SE then North on 36th Avenue SE to the starting point.

#### **Area 3**

Starting at the intersection of Minnesota State Highway 52 (Hwy 52) and 55th Street NW go East on 55th Street NW then South on 18th Avenue NW then West on 48th Street NW then South on 21 ½ Avenue NW then West on 41st Street NW then North on Hwy 52 to the starting point.

#### Area 4

Starting at the intersection of 41st Street NW and 13th Avenue NW go North on the rear property line of properties on 13th Avenue NW then East on 48th Street NW onto Essex Parkway then South on West River Parkway then West to the starting point. Copy of target area map located in Section SP-10

Other funds allocated are geographically citywide, including multiple housing areas. The City has no concentrated problems areas.

#### Geographic Distribution

Target Area	Percentage of Funds

Table 58 - Geographic Distribution

#### Rationale for the priorities for allocating investments geographically

Target area for the City's Home Rehab Program is developed studying the age of housing and possibility of lead based paint in the structures. Most structures in the Target Area are pre-1978.

48% of the 2015 CDBG funds are allocated to this target area.

#### Discussion

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	392
Non-Homeless	24
Special-Needs	0
Total	416

**Table 59 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	15

**Table 60 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**



## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

#### **Actions planned during the next year to address the needs to public housing**

The City of Rochester does not own or manage any public housing units. Public Housing units are owned and managed by the Olmsted County HRA. The City will continue to review and support any requests from the Olmsted County HRA as requested.

#### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Olmsted County HRA (OCHRA) provides affordable housing through the following programs:

Rehabilitation programs for single family dwellings, Community Fix Up, Fix-Up Fund, MN Housing Rehabilitation,

Rehabilitation programs for multi-family dwellings, 6 percent Rental Rehabilitation Loan, HOME Rental Rehabilitation Loan program.

The OCHRA continues to provide and promote affordable housing unit development, using available project-based assistance vouchers as a tool in the development of affordable housing when appropriate. The OCHRA continue to provide affordable housing assistance in an effective and efficient manner in order to maximize use of all Federal resources.

#### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

NA

### **Discussion**

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City of Rochester does not administer homeless and other special needs activities directly.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Rochester will continue to offer and consider requests to agencies that work with homeless persons (especially unsheltered persons) that assess their individual needs.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Rochester will continue to offer and consider requests to agencies that work with emergency shelter and transitional needs of homeless persons.

For Year 2015, the City allocated CDBG funding to the Women's Shelter to complete roof repair at their International Shelter.

#### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Rochester does not administer homeless programs directly, but will continue to offer and consider requests from agencies that work with helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) making the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City of Rochester does not administer homeless programs directly, but will continue to offer and consider requests from agencies that assist helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

## **Discussion**

During 2015, the City of Rochester did not receive any requests to assist addressing housing/supportive service needs of non-homeless persons with special needs.

The City will continue to offer and consider requests from agencies that assist with housing/supportive service needs of non-homeless persons with special needs.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Rochester is currently working with a consultant to complete a Comprehensive Plan update.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Rochester is a growing community and that growth is anticipated to continue. Growth and change presents both opportunities and challenges. Long-range planning is needed to position the City to address its long-term needs; to be resilient; to support changing demographics; and to address housing demand, multi-modal transportation needs, growth in jobs and visitors, and more; while working with finite resources. Rochester's long-range planning effort, referred to as "Planning to Succeed" or P2S, will update the City's Comprehensive Plan.

The update will include numerous opportunity for community discussion and dialogue through 2014 and 2015. Final approval of the plan is anticipated by the end of 2015. A Comprehensive Plan Task Force group will serve as process and content "stewards" for the preparation of the plan and associated community engagement process.

### **Discussion:**

NA

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

#### **Actions planned to address obstacles to meeting underserved needs**

The City of Rochester does not provide any programs that directly address the reduction of poverty level for persons (including worst-case & underserved needs, and persons with disabilities) residing within the City of Rochester. Most programs working with poverty level persons (including worse-case & underserved needs, and persons with disabilities) are addressed through the Community Services Department of Olmsted County (including the City of Rochester) and private non-profit agencies.

The City of Rochester acknowledges that the major obstacle to meeting underserved needs is the lack of funding and recognizes the need for such programs by supporting agencies that work with state and federal sources on obtaining financing for their programs. In addition, the City of Rochester ensures compliance with program and comprehensive planning requirements.

Agencies providing housing assistance continue to investigate funding sources to meet the needs of housing, and provide some incentives for builders, developers and property management / owners

#### **Actions planned to foster and maintain affordable housing**

The City of Rochester recognizes the need for such programs that assists in the elimination of barriers to affordable housing by supporting agencies that work with state and federal sources on obtaining financing for their programs.

#### **Actions planned to reduce lead-based paint hazards**

The City of Rochester will continue to provide funding to their Home Rehab program. The City of Rochester has integrated the Final Rule – Lead Safe Housing Regulation, effective September 15, 2000 into the City's Single Family Home Rehabilitation 2% Loan Program. Currently there are 69 applicants on the waiting list for the City's Home Rehabilitation program. Since some of the properties were built prior to 1978. It is unclear, at this time, as to how many properties may be completed

All participants of the City's Home Rehabilitation Program receive brochures on the hazards of lead base paint, and are requested to complete and sign a lead base paint certification and sign that they have received a copy of the US Department of Housing and Urban Development, Lead Base Paint Notification form. A lead-based paint risk assessment test and clearance is conducted on all properties receiving CDBG funding.

### **Actions planned to reduce the number of poverty-level families**

The City of Rochester does not provide any programs that directly address the reduction of poverty level for persons (including worst-case & underserved needs, and persons with disabilities) residing within the City of Rochester. Most programs working with poverty level persons (including worse-case & underserved needs, and persons with disabilities) are addressed through the Community Services Department of Olmsted County (including the City of Rochester) and private non-profit agencies.

The City of Rochester acknowledges that the major obstacle to meeting underserved needs is the lack of funding and recognizes the need for such programs by supporting agencies that work with state and federal sources on obtaining financing for their programs. In addition, the City of Rochester ensures compliance with program and comprehensive planning requirements.

Agencies providing housing assistance continue to investigate funding sources to meet the needs of housing, and provide some incentives for builders, developers and property management / owners

### **Actions planned to develop institutional structure**

The City of Rochester will continue to work in partnership with agencies that address affordable housing, youth services, senior services, and other public services to low and low-moderate income persons.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City of Rochester works with a number of public and private agencies addressing the needs of low-moderate income persons, including but not limited to, affordable housing issues. The City supports numerous agencies by providing funding from the City's contingency budget. Such agencies include: Rochester Senior Center, RNeighbors, Diversity Council, Youth Commission, SE MN Initiative Fund and Human Rights Commission. The City also supports local agencies by providing CDBG funding opportunities, if requested by the agency.

Through a cooperation agreement with the City of Rochester, the Rochester-Olmsted County Planning Department provides staffing for administration of the CDBG program and administration of the city's 2% Home Rehabilitation Loan Program (CDBG funded) and its CDBG program.

The City of Rochester also works directly with the Olmsted County HRA. The HRA consists of a seven member board, three members are appointed by Olmsted County and four members are appointed by the City of Rochester. The Olmsted County HRA also works in cooperation with other housing agencies serving the housing needs of Olmsted County, including the City of Rochester. Such organizations

include the Salvation Army, Zumbro Valley Mental Health Center, Olmsted County Community Services, and the Community Housing Partnership.

**Discussion:**

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City is not an entitlement for HOME funds

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	40,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>40,000</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	99.00%

#### Discussion:

Overall Benefit is a consecutive period of three years to determine overall benefit of low and moderate income persons.



## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name:</b> CDBG Needs Survey
	<b>List the name of the organization or individual who originated the data set.</b> City of Rochester, Theresa Fogarty, CDBG Administrator
	<b>Provide a brief summary of the data set.</b> Sent to 40+ agencies. Only three returned completed.
	<b>What was the purpose for developing this data set?</b> Learn of needs in the community.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> 2014
	<b>Briefly describe the methodology for the data collection.</b> Survey
	<b>Describe the total population from which the sample was taken.</b> 40+ agencies that work with low-moderate income persons.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> Not applicable
	<b>2</b>
<b>Data Source Name</b> Olmsted County Housing Needs Assessment	
<b>List the name of the organization or individual who originated the data set.</b> Olmsted County, City of Rochester, Mayo Clinic and Rochester Area Foundation	
<b>Provide a brief summary of the data set.</b> Describes needs of housing for area.	
<b>What was the purpose for developing this data set?</b> Learn of housing needs for area.	
<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Geographic area for Olmsted County, including the City of Rochester, MN.	
<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> 2014	
<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete	